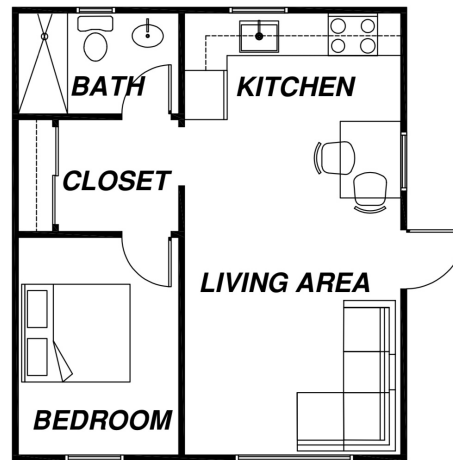
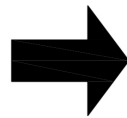
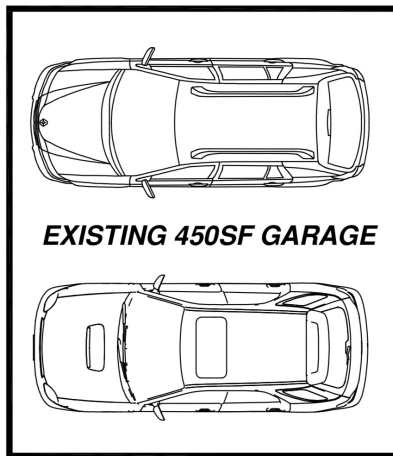


Garage Conversion Guide



Planning and Building Agency:

Planning Division
20 Civic Center Plaza
Santa Ana, CA 92071
P. (714) 647-5804

Visit Us at <https://www.santa-ana.org/departments/planning-and-building> for more information.

Purpose:

This guide is to help residents of Santa Ana convert their existing garage into an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). The following information is for reference only. All projects must undergo official review to obtain a building permit before construction can begin.

Steps:

Below are the steps you should take for a successful garage conversion, which are detailed on the following pages. If you have any questions regarding the permitting process, please visit the [Planning Division website](https://www.santa-ana.org/departments/planning-and-building) at or call (714) 647-5804 for more information.

1

DUE DILIGENCE

Do your research. Contact the Planning Division and evaluate if a garage conversion is feasible.

2

DESIGN PROFESSIONAL

Contact a design professional to create a layout and put together construction documents.

3

PLAN SUBMITTAL

Submitting construction documents to the City & make all necessary changes to comply w/ code.

4

CONTACT A CONTRACTOR

A contractor can help give you a price on your project & help pull the permit.

5

PULL THE PERMIT

Once plans have been reviewed and approved by all reviewing agencies, you can pull the permit.

6

BUILD!

You are now on your way to converting your garage into an ADU.

1 Due Diligence

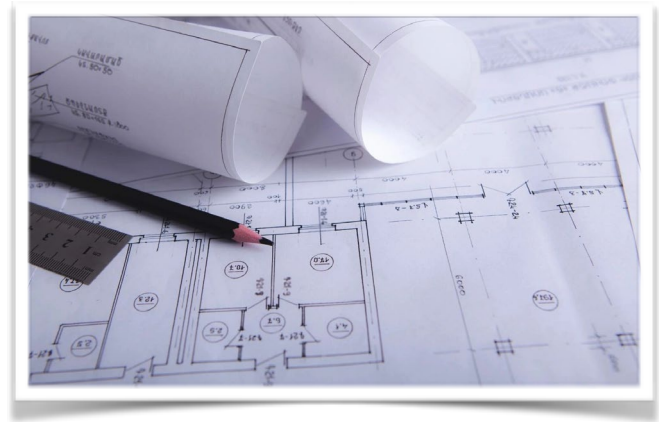
The first step to converting your garage into an accessory dwelling unit is doing your due diligence. Due diligence is an important part of the design process that involves research, analysis, and evaluation of all the options before coming up with an initial design. During this process one should consider a wide range of factors such as the project's scope, budget, timeline, and overall feasibility. By conducting your due diligence you can develop a comprehensive understanding of the project's requirements and develop a well-informed plan that addresses all of the relevant factors when it comes to converting your garage. This helps to ensure that the final design is practical, cost-effective, and meets all applicable standards and regulations.

2 Design Professional

Hiring a design professional will help ensure your project runs smoothly. From creating a schematic design to fit your needs to problem solving any issues that may arise during the approval process. Investing in a design professional can help with cost estimations, timelines, and project management throughout the construction process.

3 Plans & Submittal Process

A design professional will put together a set of plans that will be used to convert your garage into an ADU. Construction documents will typically have a cover sheet with project information, a site plan, floor & roof plans, foundation & framing plans, mechanical & electrical plans, and elevations. These documents are detailed graphical representations that are used to communicate your design intent to the city and contractors. Once the plans are completed, they will be submitted to the City for review. All departments such as planning, building, and engineering will thoroughly review the plans and provide comments and corrections in order to ensure the garage conversion is up to code. Once all of the comments have been addressed, your plans will be approved.



4 Contact a Contractor

After your plans have been approved you will need to hire a licensed contractor to start the renovation to your garage. Create a list of potential contractors using online directories or local referrals, and look for contractors who specialize in garage conversions. Request formal bids from the contractors on your list; include relevant information such as your approved plans, your expected timeline, and other relevant documentation to get the most accurate bid on your project. Once you have selected a contractor, they can help you pull the building permit from the City.

5 Pull the Permit

Once your project plans are approved and all fees have been paid, then you are able to pull the building permit. The homeowner or a licensed contractor, are allowed to obtain the permit.

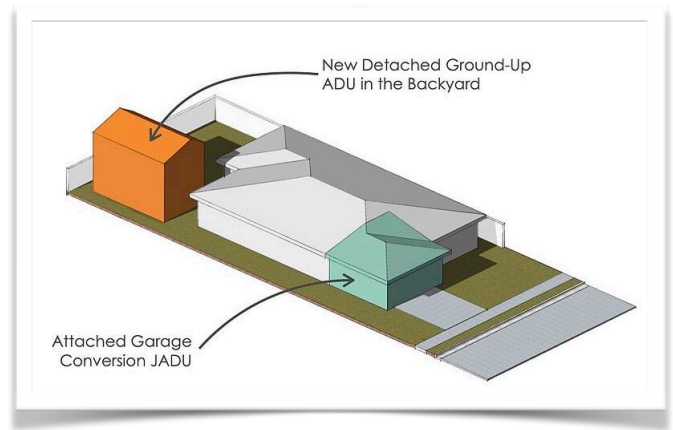
6 Build!

Once the permit is pulled you are free to begin the construction process. During construction, the City will conduct routine inspections at different points of construction to ensure everything is up to code and built per the approved plans. Once construction is complete, various city departments will conduct final inspections. Once all the final inspections are approved, the ADU is complete.

Definitions:

ADU: An accessory dwelling unit provides a permanent living area with completely independent facilities that is an accessory to a primary residence.

- Can be attached or detached.
- ADUs are permitted on properties zoned for residential.
- Cannot exceed 1,000sf. Attached ADU's can be up to 1,000sf or 50% of the floor area of the primary residence, whichever is less. (Can exceed 50% to permit 800sf unit).
- No additional setback from property line is required for the conversion of existing space or for a rebuild with the same dimensions (including height), if building footprint does not change.
- Requires a separate entrance from exterior.
- Requires its own bathroom facilities.
- Requires full kitchen amenities.
- Fire sprinklers are not required if primary residence does not have fire sprinklers. Fire sprinklers may be required if the ADU does not meet local fire access requirements.
- Does not require owner occupancy.
- A separate address is required for the ADU.
- No replacement parking required when converting a garage.
- For detached garages, the size may be increased by up to 150sf to accommodate ADU ingress and egress.



JADU: A junior accessory dwelling unit is a conversion of habitable and non-habitable space within a single family residence (SFR), including attached garages.

- Must be contained entirely within the existing SFR and cannot be detached.
- Cannot exceed 500sf.
- No additional setback is required for the conversion of existing space if building footprint does not change.
- Requires a separate exterior entrance.
- May share a bathroom with the existing SFR.
- Requires an efficiency kitchen with sufficient counter and storage space.
- Fire sprinkler are not required if primary residence does not have fire sprinklers.
- Owner occupancy is required in either the JADU or SFR.
- A separate address is required for the JADU.
- JADU's are not allowed on properties developed with multi-family & multiple SFR.



Historic Properties: All ADUs and JADUs shall conform to the United States Secretary of Interior's Officials Standards for the Treatment of Historic Properties.

Covenant: Prior to issuance of a building permit for a JADU, a covenant requiring owner occupancy of SFR/JADU shall be recorded with the County's Recorder's Office.

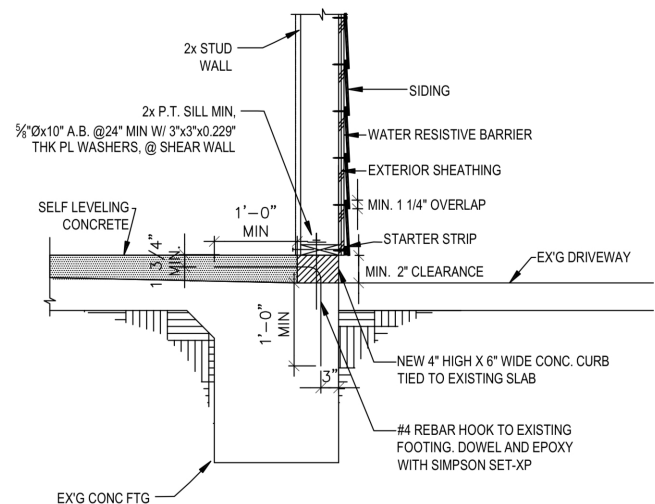
Considerations:

The ADU will need to comply with all the applicable building and fire codes including but not limited to:

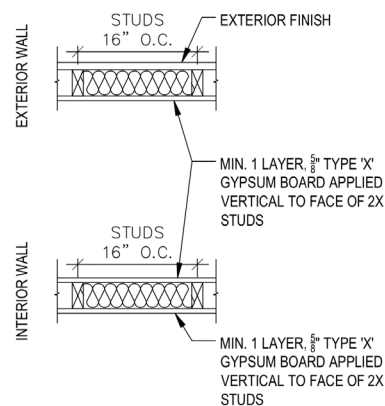
- Foundation (CRC Section 506.2.3)
- Ingress and Egress (CRC Section 311.2, CRC Section 310.1)
- Light and Ventilation (CRC Section 303.1)
- Utilities (CEC 220.83)
- HVAC (CMC Section 311.4)
- Energy Code Compliance (Title 24)
- Fire requirements between the garage and the property line (CRC Section 302.5.1, CBC707.6)
- Fire requirements between the garage and existing dwelling (CRC Section 302.3.1, CBC Section 1207)

A structural engineer can examine the garage and determine if the foundation and walls of the structure need to be replaced or repaired. It may be more cost effective to tear down the existing structure and rebuild a new one with the same footprint. Common upgrades or required changes may include:

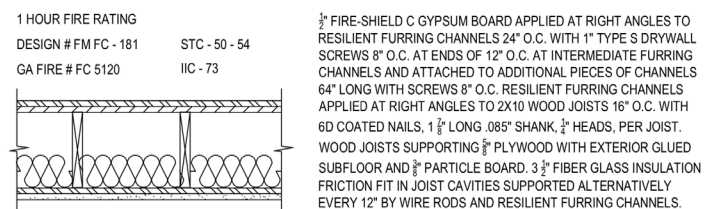
- Altering the existing roof
- Replacing the garage door and adding window and door openings
- Creating a moisture barrier between the slab and the flooring
- Underpinning the foundation and or upgrading the existing slab
- Ensuring adequate insulation and meeting title 24 energy code
- Utilities and utility connections. Load calculation will need to be done in order to determine if the existing electrical service is adequate. Upgrading the existing service panel may be required in addition to a sub panel for the ADU.
- Water, sewer, and gas lines may also need to be upgraded to accommodate the added demand.



EXAMPLE CURB DETAIL



EXAMPLE 1-HOUR FIRE RATED WALLS



EXAMPLE FIRE RATED FLOOR/ CEILING ASSEMBLY