



## ADU vs. JADU Design Requirements

**Information Bulletin**  
**No. IB-019**  
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**By:** Chief Building Official  
For Public Use

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The purpose of this information bulletin is to clarify the different design requirements when applying for an Accessory Dwelling Unit (ADU) verses when applying for a Junior Accessory Dwelling Unit (JADU).

### **General**

- If a conversion of a space contained within an existing single-family principal dwelling qualifies as BOTH an ADU and a JADU (is less than 500sf and contains a bathroom and at least an efficiency kitchen) it is up to the applicant to decide if they want to apply for a permit as a JADU or ADU. The City will enforce the requirements for the type that the applicant applies for
- JADU may or may not have interconnection with the principal dwelling. It is up to the applicant to determine based on the design they want, meeting the requirements below

### **JADU with Interconnection to Primary Residence**

- Heat, water, water heater, gas, and electrical service may be provided by the principal dwelling (separate controls are NOT required)
- Rated wall is NOT required between units
- Access to a bathroom in the principal dwelling OR a bathroom located within the JADU is required
- Separate address is optional (will be assigned an A, B, etc, address at request of applicant)

### **JADU without Interconnection to Primary Residence**

- Separate heater and controls are required
- Water, water heater, and gas may be provided by the principal dwelling (separate controls are NOT required)
- Electrical service may be provided by the principal dwelling (sub-panel must be accessible in each unit)
- Rated wall is NOT required between units
- Bathroom located within the JADU is required
- Separate address is required (will be assigned an A, B, etc, address)

### **ADU Attached to Primary Residence**

- Separate heater and controls are required
- Water, water heater, and gas may be provided by the principal dwelling (separate controls are NOT required)
- Electrical service may be provided by the principal dwelling (sub-panel must be accessible in each unit)
- 1-hour rated wall is required between units (no openings allowed)
- Bathroom located within the ADU is required
- Separate address is required (will be assigned an A, B, etc, address)

### **ADU Detached from Primary Residence**

- Separate heater and controls are required
- Water and gas may be provided by the principal dwelling

- Separate water heater and controls are required
- Electrical service may be provided by the principal dwelling (sub-panel must be accessible in each unit)
- Minimum 10' distance between the principal dwelling and the ADU is required. This may be reduced if additional protection is provided per CRC Table 302.1(1) or 302.1(2)
- Bathroom located within the ADU is required
- Separate address is required (will be assigned a new number address if available, otherwise it will be assigned an A, B, etc, address)