



CITY OF EL CENTRO

BUILDING AND SAFETY DIVISION

1275 W. Main St., El Centro, CA 92243
(760) 337-4508

ACCESSORY DWELLING UNIT (ADU)

Assembly Bill 2299 and Senate Bill 1069 amended sections of the State Law regulating second dwelling units, now known as Accessory Dwelling Units (ADUs).

BUILDING CODE REQUIREMENTS FOR ACCESSORY DWELLING UNIT (ADU)

In general, ADUs must comply with currently adopted building and related codes. For additional information on the requirements, please contact Building at (760) 337-4508, or by visiting the Community Development during regular business hours. Please contact other divisions & departments for additional requirements for ADUs.

The following is a guideline (not a comprehensive list) of the building code requirements:

- **Administrative Review Approval from the Planning Division**
- New addressing required for ADU (Assigned by Building Division)
- Site plan
- Existing & proposed floor plan for ADU
- Area of improvements to be clearly identified
- Minimum floor area of ADU shall be 150 square feet
- Habitable rooms to be minimum of 70 square feet
- Habitable rooms shall be not less than 7 feet in any horizontal dimension
- Habitable spaces and hallways shall have a minimum ceiling height of 7 feet
- Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches
- Every ADU shall be provided with a water closet, lavatory and a bathtub or shower
- Each ADU shall be provided with a kitchen area and every kitchen area must be provided with a sink
- Plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system
- Plumbing fixtures shall be connected to an approved potable water supply
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water
- All glazing must comply with currently adopted codes
- Exterior walls construction, projections, openings and penetrations of ADU shall comply with currently adopted codes
- Dwelling units shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire resistance rating
- Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be protected by currently adopted codes
- Openings and penetrations from a private garage directly into a room used for sleeping purposes shall not be permitted
- The garage and/or carport shall be separated as required by currently adopted codes from the dwelling
- Habitable rooms shall be provided with natural light & ventilation as required by currently adopted codes



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- Every dwelling unit shall be provided with heating equipment capable of maintaining a room temperature of not less than 68 degrees Fahrenheit at a point 3 feet above the floor and 2 feet from exterior walls in habitable rooms. The installation of one or more portable space heaters shall not be used to achieve compliance with this requirement
- Each sleeping room in an ADU must comply with emergency escape and rescue opening requirements
- At least one egress door shall be provided for each ADU, the egress door dimensions shall comply with currently adopted codes and must have a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way
- Smoke alarm installation must comply with currently adopted codes
- Carbon monoxide alarms shall be provided in an ADU where the dwelling unit contains a fuel-fired appliance or fireplace, or the dwelling unit has an attached garage
- All electrical wiring and fixtures must be installed in compliance with currently adopted codes
- Moisture barrier shall be provided for the concrete slab of the ADU
- All interior and exterior ADU walls shall have coverings or wall finishes in accordance to currently adopted codes
- ADU must comply with California Energy Commission's requirements