

ADDITIONAL CONSIDERATIONS WHEN BUILDING AN ADU

Fresno County is offering pre-approved ADU building plans but be advised that there are many additional items to consider beyond permit fees.

Even when several projects are built from the same plans, they will all be unique in a variety of ways: location, orientation (north, south, east, west facing), source of power supply, sewage disposal connection, general access and/or vehicle parking, etc.

Consultation with an industry professional is highly recommended. Complete scope of work and total project cost can be drastically impacted by requirements that may not have been considered.

THIS DOCUMENT HAS BEEN PROVIDED FOR INFORMATIONAL GUIDANCE ONLY AND MAY OR MAY NOT ADDRESS ALL ITEMS INVOLVED ON EACH INDIVIDUAL PROJECT.

CAREFULLY CONSIDER THE ITEMS BELOW PRIOR TO UNDERTAKING A NEW ADU PROJECT.

SOLAR

Solar systems are a requirement for any new construction of residential property in the State of California. The size of the solar system required will be based on the size of the ADU to be built. The required size of solar is shown in kilowatts (Kw) and can be found on the front sheet or Title 24 section of the plan set.

A new solar system for the proposed ADU may not be required if the property has an existing solar system. The existing solar system must meet or exceed the State of California minimum requirements for both the primary residence and new ADU.

To calculate the required solar production, refer to 2022 California Energy Code Joint Appendix JA11 and Equation 150.1-C.

FIRE SPRINKLERS

Fire sprinklers may or may not be required. If the primary residence currently has fire sprinklers, then the new ADU is also required to have them.

Fresno County Public Works and Planning has a policy of not requiring fire sprinklers on an ADU if the primary residence does not contain fire sprinklers. However, the local fire protection district should be consulted as they have the authority to implement all aspects of the 2022 California Fire Code.

SEWER / SEPTIC

If the primary residence has a septic system, a new ADU will need a separate septic system installed.

If the primary residence is connected to a sewer system, the new ADU can be connected to the primary residence waste system between the existing house and sewer connection. The existing waste piping must be of sufficient size to accommodate the additional fixtures of the new ADU. A separate sewer tie in is also a possibility. Consult with the local utility provider for further information and costs.

WATER CONNECTION

Consider the method and location for connection of water supply to the new ADU. Contact your local service provider for further information if needed.

TRUSSES

Trusses are manufactured by several companies. As Fresno County will not recommend a certain manufacturer, it will be the responsibility of the property owner or contractor to choose a manufacturer and provide truss calculations to Fresno County Public Works and Planning for review and acceptance.

ELECTRICAL POWER SUPPLY

Review the required electrical power demand for the proposed ADU provided on the plans.

Interconnection with the main electrical panel at the primary residence is allowed. The existing main electrical panel must have the power capacity to support both the existing residence and the new ADU. The existing electrical panel can also be upgraded for higher capacity on a separate permit.

An independent power supply to the new ADU is also allowed. Consult the local utility provider for all requirements and costs regarding this option.

SCHOOL FEES/RTMF

School fees may be required. Our office will provide a school fee form for all ADUs to be taken to the school district for determination if fees are applicable. Junior ADUs under 500 sq. ft. are not subject to school fees.

A Regional Transportation Mitigation Fee may be required by the Fresno Council of Governments. A form will be provided at permit issuance to take to their office to determine if they will require the fee to be paid.

***** IF AN INDIVIDUAL PROJECT MAY BE EXEMPT FROM A CERTAIN REQUIREMENT, SUBMIT PROOF TO FRESNO COUNTY PUBLIC WORKS AND PLANNING DURING THE ZONING REVIEW PROCESS FOR VERIFICATION AND ACCEPTANCE.***