



City of Fullerton
Building Division
303 W. Commonwealth Ave.
Fullerton, CA 92832

Accessory Dwelling Unit (ADU) Guidelines

1. **Fire Separation.** Attached and Detached ADUs are Dwelling Units per the definition in Chapter 2 for both the California Residential Code (CRC) and the California Building Code (CBC) as of the July 1st, 2021 Building Code Supplement and must be treated as such for the purpose of Fire Separation.

The construction plans need to show the Fire Separation Distance as defined in Chapter 2. (i.e. the distance from the ADU (i) to the closest interior lot line, (ii) to the centerline of a street, an alley, or public way, or (iii) to an imaginary line between two buildings on the lot.

The exterior walls, roof eaves, and wall openings may need to be modified to comply with Table R302.1(1) or Table R302.1(2) of the CRC.

2. **Vapor Retarder.** For existing garage to ADU conversions, there are several ways to meet the vapor retarder requirement of CRC Section R506.2.3. Either (i) replace the existing slab and install a new one with a minimum 6 mil. visqueen below the slab, (ii) apply the vapor retarder on top of the existing slab and float a leveling slab on top, or (iii) apply an approved waterproofing and crack prevention membrane (i.e. Redgard ICC ESR #1413, Laticrete ICC ESR #2417, etc..) over the existing slab.
3. **Stem Wall at Existing Garage Opening.** For existing garage to ADU conversions, a stem wall is required when filling in the existing opening for the purpose of moisture protection and to prevent wood framing from decay. (CRC Section R317.1)
4. **Continuous Footing.** For existing garage to ADU conversions, a continuous footing with a minimum depth of 24" is required at the existing opening to accommodate for any new exterior walls.
5. **JADU (GC 65852.22) Exterior Door.** For conversion to or for a new Junior Accessory Dwelling Unit (JADU), the JADU requires at least one egress door to meet the requirements of CRC Section R311.2. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches where measured between the face of the door and the stop, with the door opened 90 degrees. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
6. **Other Issues Related to Garage to ADU Conversion.** Typical items to look for during plan review:
 - a. Title-24 Energy Calculations and Mandatory Measures
 - b. CalGreen Building Checklist.
 - c. Attic access and attic ventilation calculations.