



Accessory Dwelling Unit (ADU) Workbook



A resource for homeowners, designers and contractors building an Accessory Dwelling Unit in Yuba County

Table of Contents

Introduction.....	4
Getting Started	7
Development and Building Standards.....	7
ADU Development Process	10
Design	10
Documents Required ADU Approval/Permitting.....	11
Yuba County Permit-Ready ADU Floor Plans	13
Fees	16
Construction	17
Building Permit Issuance	17
Select a Contractor	17
Certificate of Occupancy	17
FAQs	17
Resources	18

Introduction

The County of Yuba offers this workbook as a resource for those interested in designing and building an Accessory Dwelling Unit. In addition to providing information on design ideas, this workbook explains the County’s review and approval process, illustrates the County’s ADU Development Code standards set forth, and showcases the selection of “permit” ready ADU plans available to Yuba County residents.

The workbook was created as a resource to help Yuba County residents build a second unit. It provides a detailed, step-by-step approach to the entire project and it will assist homeowners

What is an ADU?

An ADU is a residential dwelling unit that can be added to a lot with an primary or existing single family home. ADUs can be detached (separate from the single family home in the backyard), attached to, or part of the primary residence, or a garage or shed conversion.

An ADU is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. An ADU includes permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel which the single-family or multi-family dwelling unit is situated.

A Junior Accessory Dwelling Unit (JADU) is a dwelling unit that is no more than 500 square feet in size and is contained entirely within a single-family home. It must have cooking facilities and can include a bathroom.



Why Build an ADU?



ADUs can provide an additional space for caregivers, grown children, elderly parents, or renters. Because ADUs can be rental units, they can produce additional household income.

There are many reasons for building an ADU on your lot. ADUs can help meet the changing needs of Yuba County households while helping address the broader housing needs in our county.

State Regulations

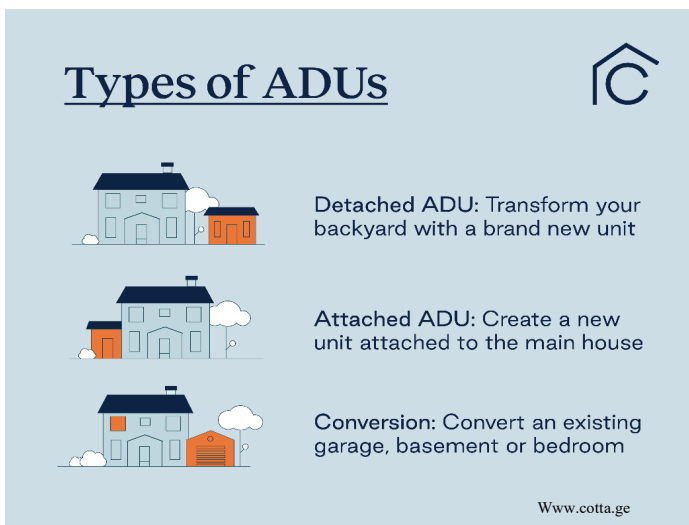
In 2016, regulations related to ADUs have been enacted by lawmakers to address the statewide housing need. Facilitating and expediting new dwelling units, secondary to primary single family/multifamily on the same lot allows for increased affordable housing in California, pursuant to California Government Code 65852.150.

Government Code Section 65852.150 authorized local governments to allow ADUs in zones that allow single-family and multifamily residential.

AB 68, AB 881, and SB 13 prohibits local agencies from placing minimum lot sizes, authorizes local agencies to base authorization on adequacy of water and sewer services, traffic and public safety; prohibits local agencies from establishing a maximum size less than 850 square feet or 1,000 square feet if more than one bedroom; clarifies that converted ADUs from garages cannot be required to replace the parking; establishes that ADUs up to 750 square feet are exempt from impact fees and ADUs larger may be charged impact fees proportional in size to the primary dwelling; allows a permitted JADU to be constructed within the walls of the existing or proposed single family residence.

ADU Types

ADUs come in many shapes and sizes but are always self-contained homes that are smaller than the main house and are legally part of the same property as the primary dwelling. Detached, attached, interior conversions and above garage ADUs can be either new construction or converted space.



Types of ADUs

Detached ADU: Transform your backyard with a brand new unit

Attached ADU: Create a new unit attached to the main house

Conversion: Convert an existing garage, basement or bedroom

www.cotta.ge

Attached ADU: an ADU that is created as a result of a new construction that is attached to an existing or proposed primary dwelling, such as through a shared wall, floor or ceiling.



Detached ADU: an ADU that is created in whole or in part from a newly constructed space that is detached or separated from the primary dwelling, on the same parcel as the primary dwelling. Includes a second story addition above an existing garage.

Converted ADU: an ADU converted from a former accessory structure, like a barn, shed, guest house or garage.



Junior ADU: very small dwelling units constructed from within in a single-family residence. They can be up to 500 square feet in size and must include a sink, stove, fridge and counter. Some JADUs have their own bathroom while others share with the main house. JADUs must have direct exterior access separate from the main entrance of the primary dwelling.

What is Not an ADU?

Guest quarters: Guest quarters are accessory structures that consist of detached living quarters of a permanent type of construction, which can include a bathroom or other living space, but no kitchen facilities and cannot exceed 1,200 square feet. These are not considered an ADU as they have no kitchen facilities and shall not be leased, subleased, rented or sub-rented separately from the main dwelling.

Tiny Homes, or similar 'homes on wheels': Per California Building Code, Title 24, Part 2 Section 1207.4, the minimum size shall be not less than 320 square feet of floor area. Any temporary living quarters (Recreational Vehicle, Travel Trailer or similar) that is regulated by the California Department of Motor Vehicles is not permitted as a dwelling unit in Yuba County, except when parked at a permitted Mobile Home Park. All dwelling units must be placed on a foundation and meet residential building standards.

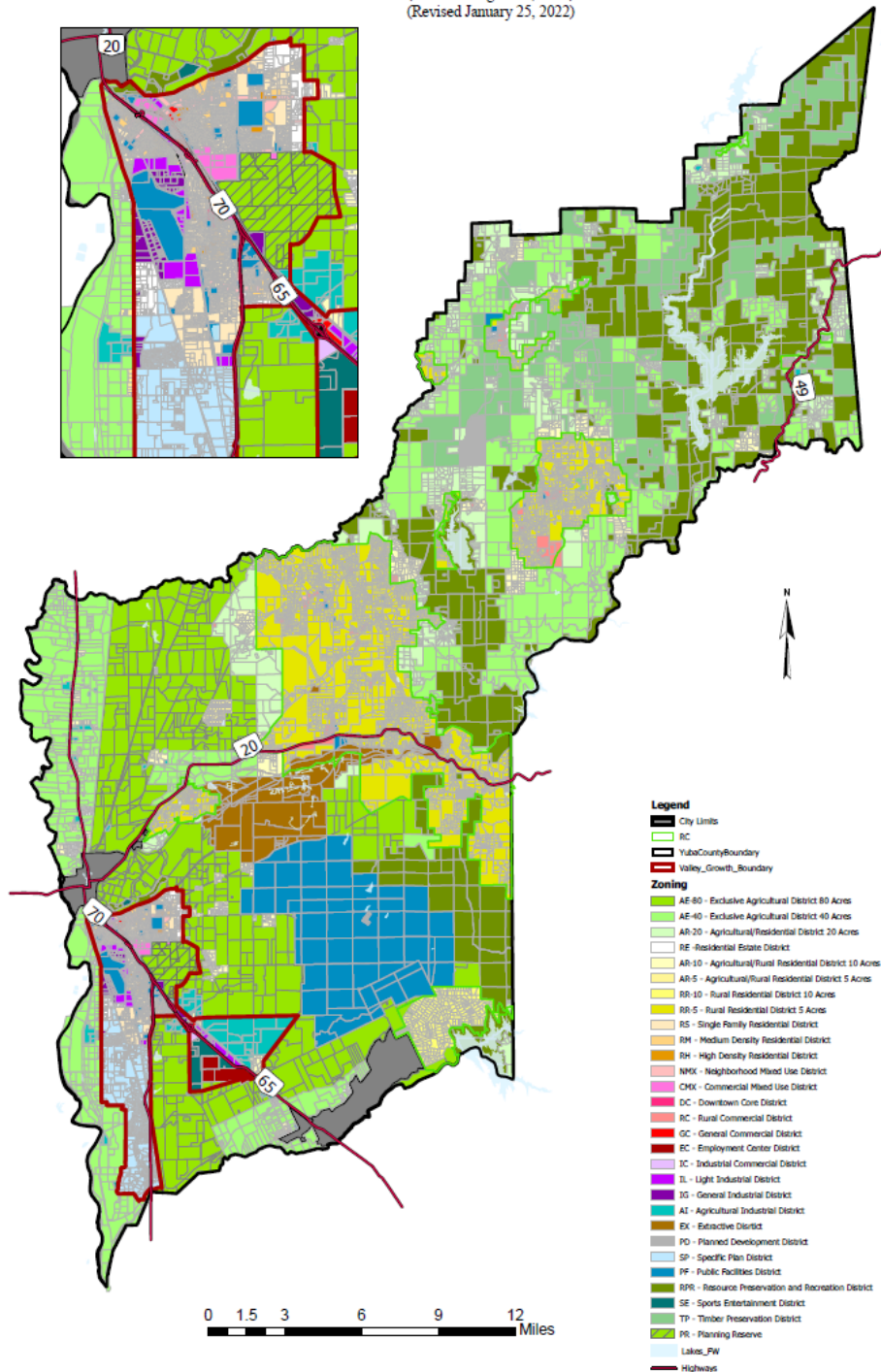


Can I Build a Second Unit?

In most of Yuba County’s residentially zoned properties ADUs are permitted. **79%** properties within the county are eligible for an ADU to be built. This includes Agricultural Exclusive, Agricultural Rural Residential, Residential Estate, Rural Residential, Rural Commercial, Medium Density Residential, High Density Residential, Commercial Mixed Use, Neighborhood Mixed Use, Downtown Core, Employment Center and Industrial Commercial zoning districts. Contact the County of Yuba’s Planning Department to see if your zoning district is permitted for an ADU at planning@yuba.gov, (530) 749-5470, or at the public counter in Suite 123 at the Yuba County Government Center.

An ADU is an accessory dwelling to the primary dwelling unit. Before you build an ADU, your primary home needs to be built on the property or can be built concurrently as the ADU.

Yuba County Zoning Map
 Adopted on July 21, 2015 by Ordinance No. 1545
 (effective August 21, 2015)
 (Revised January 25, 2022)



Getting Started

Yuba County

Before you go any further, please note information in this workbook only pertains to the unincorporated area of Yuba County. Yuba County includes some properties that have Marysville and Wheatland addresses, however Yuba County does not regulate properties within the City of Wheatland and City of Marysville limits. To confirm your location, contact the County of Yuba’s Planning Department to see if your zoning district is permitted for an ADU at planning@yuba.gov, (530) 749-5470, or at the public counter in Suite 123 at the Yuba County Government Center.

Development and Building Standards

<i>Development Standards for ADUs</i>				
<i>Type of ADU</i>	Attached	Detached	Conversion	Junior
<i>Min. Lot Size</i>	None	None	None	None
<i>Max. Unit Size*</i>	Up to 50% of the existing primary dwelling ; 1,200 sf max	1,200 sf	No limitations	500 sf
<i>Rear/Side Setbacks</i>	4 ft		N/A	N/A
<i>Front/Street Corner Setback</i>	Same as for applicable zoning district		N/A	Same as for applicable zoning district
<i>Max. Height</i>	16 ft	N/A	16 ft	
<i>Parking</i>	One Space		One Space unless garage conversion	N/A
<i>Number of ADUs Allowed</i>	One ADU + 1 JADU; for multifamily zoned properties see below			
<i>Access</i>	Independent Exterior Entrances are Required	N/A	N/A	Independent Exterior Entrances are Required
<i>Owner Occupancy</i>	Not Required			Required

Lot Size Requirements

There are no standards for minimum size lots for ADUs.

Unit Size Requirements

In Yuba County, the maximum size for an ADU is 1200 square feet. If you would like an ADU larger than 1200 square feet, you can apply for an Administrative Use Permit. To apply for an Administrative use Permit, click here for the [Yuba County Planning Applications webpage](#). Per California Building Code, Title 24, Part 2 Section 1207.4, the minimum size shall be not less than 320 square feet of floor area.

Parking Requirements

Parking requirements for ADUs shall not exceed one parking space per unit. If a garage, carport, or covered parking structure is converted to an ADU, those off-street spaces are not required to be replaced.

Landscaping

If the ADU is near the front of the property and can be seen from the street, the site plan shall provide landscaping for the privacy and screening.

Setbacks

Setbacks for ADUs are 4 feet side and rear setbacks. If an existing detached structure is being converted into an ADU, minimum setbacks do not apply.

Height Requirements

The height limitation for ADUs are 16 feet.

Bedrooms

There are no limitations on the number of bedrooms in an ADU.

Converting Existing Space into an ADU

Recent changes in state law have given homeowners the right to convert many types of existing space into a second unit. This includes garages, art studios, shops, barns, attics and basements. To qualify, the property must be in a single family zone and the structure must have been built legally.

Fire Sprinklers

Installation of fire sprinklers may not be required in an ADU if sprinklers are not required for the primary residence. If fire sprinklers are required for the primary residence, then installation of fire sprinklers are required.

Solar

ADUs are subject to Energy Code requirement to provide solar panels if the unit(s) is a newly constructed, non-manufactured, detached ADU. Per the California Energy Commission, the panels can be installed on the ADU or on the primary dwelling unit. ADUs that are constructed within existing space, or as an addition to existing homes, including detached additions where an existing detached building is converted from non-residential to residential space, are not subject to the Energy Code requirement to provide solar panels.

Fees

There are various fees that you will need to pay depending on the specific project.

Building Permit and Impact Fees: cover the costs of inspections before, during and after construction as well as service and capital improvements in your neighborhood and surrounding area. Yuba County has a [Building Fee Estimate Form*](#) that you can enter your ADU information.

For an in depth list of all fees that the Building Department can request, you can fill out a [Building Permit Fee Estimate Form](#). If your ADU is less than 750 square feet, it does not incur any development impact fees. If an ADU is larger than 750 square feet, impact fees will be charged only to the square feet larger than 750 square feet.

For all other fees incurred for the development of the ADU, contact the special districts. In the email for your Building Department Fee Estimate, staff will include the special districts that you will need to contact regarding their specific special district Fee.

Water Fees: support the cost of providing water service to the community. If you are not connected to water service, you will pay for water fees.

School District Fees: can levy impact fees for ADUs greater than 500 square feet, and the fees are through a per square foot development fee. These are paid directly to the school district. Typically, you will pay the school district directly.



Type of Structure

An ADU is any residential dwelling unit with independent facilities and permanent provisions for living, sleeping, eating, cooking and sanitation.

Timber Frame: Timber frame, or stick-built construction, is the traditional method of home construction. This method is done on-site and relies on wooden beams for its basic construction, with more narrow timber beams in between them.

Modular/Factory-Built House: Modular construction relies on the pieces of the house or ADU being fabricated off-site, and then being delivered to the building site. The prefabricated pieces are delivered to the site and placed into position, either by hand or crane.

Manufactured Home: Per Health and Safety Code section 18007 subdivision (a), a manufactured home is a structure constructed on or after June 15 1976 is transportable in one or more sections, is eight body feet or more in width, 40 body feet or more in length, is 320 square feet or larger, is built on a permanent chassis and designed to be used as a single-family dwelling when connected to the required utilities, and includes plumbing, air conditioning and electrical systems contained therein.

Owner-Occupancy Requirements

ADUs are not required to be occupied by an owner. JADUs have owner-occupancy requirements. The owner must reside in either the remaining portion of the primary residence, or in the newly created JADU.

ADU Development Process

Step 1

ADU Development/Project Team: Decide on your project team. Will you be hiring a team with a project manager, licensed architect and contractor? Will you manage this yourself and select your own licensed contractor and use Yuba County's pre-approved plans or do you have enough design and construction experience to do this yourself?

Step 2

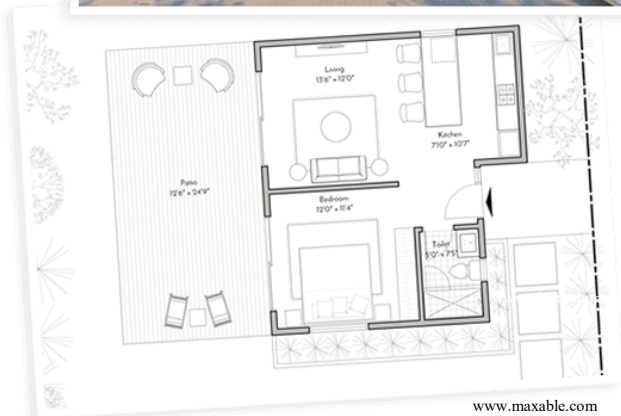
Preliminary Design: With your team, start the design of your ADU figure out size, layout, style, privacy and other specific needs like storage areas, laundry room, kitchen, location, etc. Keep in mind, ADUs must be set-back 4 feet from all property boundaries, and can be built without an Administrative Use Permit between 320 square feet and 1,200 square feet.

Step 3

Application/Permits: To apply for permits, you will first need to complete a building permit with the site and plot plans of your ADU. If your ADU is over 1,200 square feet then you will need to apply for an Administrative Use Permit first, before you submit your building permit. When your application and plans are approved, fees are paid, and your building permit is issued you will be able to start construction.

Step 4

Encroachments



Step 4

Construction: Once you have your building permit, the licensed contractor you can begin work. Inspections will be required by the County to check that the ADU is built according to the approved plans.

Step 5

Move In: Once the building and final inspection is complete, you will receive a Certificate of Occupancy. The ADU is now move-in ready, and you can start renting it out or having a family member live in it.

Design

As you start the design process, one thing to consider is what kind of professional you want to work with. Bringing on a professional to plan a second unit and help throughout the process can be beneficial.

Architects: Architects are professionally licensed and hold a current license by the state who has a degree in architecture, has passed a rigorous licensing examination and can provide a range of services from initial concept, completion of construction, and can coordinate with structural engineers and subcontractors.

Designers: The term designer is not regulated; anyone can call themselves a designer. Some designers have an architectural education and training but are not licensed and some are self-taught.

Design/Build: A design/build firm will do the design and construction. Most likely is headed by a licensed contractor who has a designer on staff, but some are headed by a licensed architect.

Modular/prefab: With modular, manufactured, or prefab homes, some or all of the home is built in a factor and shipped to your site. Generally, the homeowner will work with the modular company to select their unit. A contractor is required for site, utilities and concrete work. Modular generally takes the least time from conception to completion. For these types of homes, a foundation and a building permit for a foundation is needed before the house is assembled/put on the property.

Linked [here](#) is a list of engineers, architects and designers in the area that could potentially help you with the ADU design.

Number of Accessory Dwelling Units per Parcel in Single-Family Dwelling Zones

The maximum number of ADUs allowed on parcels that are zoned for Single Family Dwelling are one attached or detached ADU and one junior ADU.

Accessory Dwelling Units per Parcel for Multifamily Homes

Attached ADUs: For parcels zoned to allow for multifamily dwellings, up to 25 percent of the existing multifamily units shall be allowed as attached ADUs in existing multifamily development. Attached ADUs may be created only through the conversion of parts of existing dwelling structures that are not used as livable space, including storage rooms, boiler rooms, attics, passageways, basements or garages.

Detached ADUs: Up to two detached ADUs shall be allowed on a parcel with multi-family residence.

Encroachments

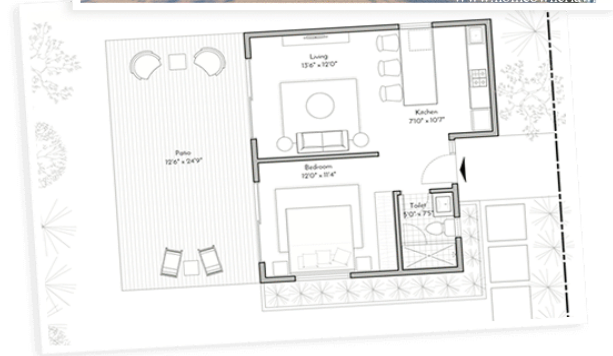
ADUs shall not increase an existing or create a new encroachment upon any required front, side, or rear yard space; increase building height or coverage beyond the standards prescribed for the district in which it is located; or decrease the distance between structures that is required.

Well and Septic Requirements

Where a well or septic system is used for the proposed ADU, approval by the Environmental Health Department will be required, as allowed by Government Code Section 65852.2(a)(1)(D)(ix). An on-site sewage treatment, conveyance, and disposal system will be required by Yuba County Code Chapter 7.07. Where water/wastewater are available, contact your local provider for more information on additional water hookups.

ADU Location

ADUs are meant to be secondary in size, scale, and location to the main home. The preferred location for an ADU is at the side or rear of the property or internal to the home, such as an existing room, basement, attic, or converted garage. It is preferable that the ADU not break the front plane of the home. Locating the ADU in the front of the home is discouraged unless there is no other location to place the ADU on the property.



Universal Design

Universal design of buildings make them accessible to all people, regardless of age, disability, or other factors. ADUs offer the opportunity for multi-generational families to live together on the same property. Originally called “granny flats” or “in-law quarters”, ADUs often are (but not required to be) used as living spaces for older family members or for adult children with disabilities. To allow for older adults to age in place, those looking to design an ADU should consider universal design features that allow for someone to continue to live there even as their mobility declines. Similarly, incorporating universal design can provide independent living spaces for family members make a big difference and can extend the time that an older person or person with disabilities can live independently.

Some universal design principles include an accessible path of travel to the ADU, no-step entry, 32” wide interior doors to allow wheelchair access, wide and clear passageways, a bathroom



and bedroom on the first floor, handrails in the showers, grab bar reinforcements in the hallways and levers on doors and faucets.

Visit the Resources section of this workbook to find more information on universal design from AARP and the California Housing and Community Development Department.

Documents Required ADU Approval/Permitting

Permitting Overview

Once you have the plans ready for your ADU, you or your designer will need to submit the material to the County for approval. Planning, zoning, and building regulations ensure homes and other buildings are habitable, environmentally friendly, and safe places to live and work. However, the local permit application, review and approval process can be overwhelming for anyone who has not gone through it before. There may be a few permit processes that you have to go through to start building your ADU.

Planning Permitting Process

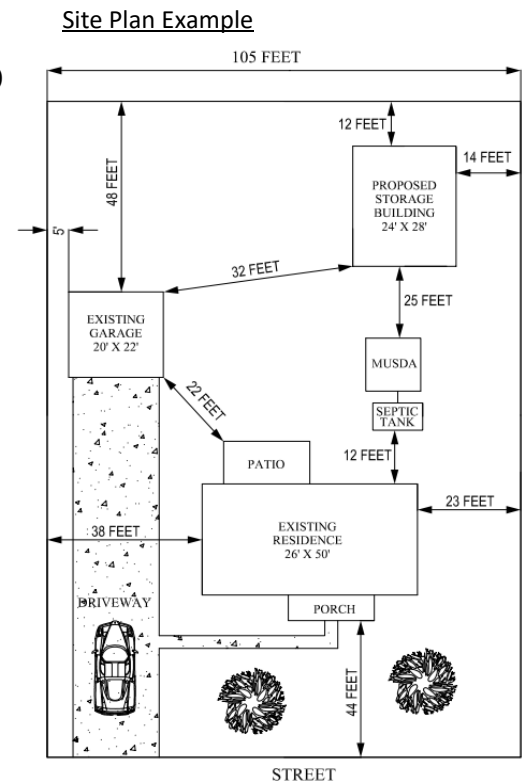
In most of our residentially zoned properties, an ADU are permitted. If you would want an Accessory Dwelling Unit to be larger than 1200 square feet, you would need to apply for an Administrative Use Permit. To apply for an Administrative Use Permit, you need to fill out the Planning Project Application Form and bring in the Administrative Use Permit submittal requirements. Click [here](#) to start that process.

Building Permitting Process

There are many documents and plans that need to be included in the building permit submittal. Before a building permit can be issued, a plan examiner must evaluate structural integrity, construction details and provisions for meeting fire and life safety requirements. In the event the submittal is incomplete or requires revisions, you may be asked to revise and/or resubmit plans for additional review.

Building Permits in Yuba County can be submitted [here](#). When applying for a building permit, the following information will be initially required to complete the permit application:

- Detailed description of the work
- Location of the project (street number and name or Assessor's Parcel Number)
- Legal owner's name, address and phone number
- Contractor's license number
- Valuation of job cost of the proposed work
- Building construction plans.



Most [residential building permit plan submittals](#) include:

[Site Plan/Plot Plan](#): An important step whether using the permit-ready program or your own is preparing an accurate site/plot plan. The site plan ensures the location of the unit meets all of the zoning requirements. A site/plot plan is a drawing which shows existing and proposed conditions for a given area. The site plan needs to include owner's name, address, Assessor Parcel Number, well, septic tank and leach field locations, property lines and distances, all existing structures on the property, proposed structures or additions, distances from all property lines to all structures, distances between all structures and all road adjacent to the property. An example Site Plan is shown to the right.

[Floor Plan](#): Floor plans are scale drawings that show the relationship between the rooms, spaces, physical features viewed from above.

[Building Elevations](#): An elevation sketch is an orthographic projection of a building seen from one side, and displays heights of key features of the development in relation to a fixed point.

[Structural Foundation Plan](#): What is a plan viewing drawing showing the location and size of footings, piers, columns, foundation walls, and supporting beams. The foundation plan is drawn from information presented on the floor plan, plot plan, and elevation plan drawings.

[Structural Roof Framing Plan](#): A roof framing plan is the representation of a structure's frame components.

[Electrical Plan / Layout](#): It is a type of mechanical drawing that delivers visual representation and describes circuits and electrical systems.

Title 24 Energy Calculations: All new homes in California must meet minimum energy efficiency standards contained in Title 24, Part 6 of California Code of Regulations. Title 24 Energy Calculations ensure compliance with Title 24 Part 6 of the California Code of Regulations.

Structural Calculations (Engineered): Detailed calculations to ensure that the structure can withstand the load and provide stability.

Truss Calculations

Fire Sprinkler Plans

Solar Plans

Building Plan Check and Comments

In the application review phase, various departments and agencies will assess the application to ensure that it meets all applicable regulations. The process can include some or all of the following reviews.

Planning Review: planning will confirm and review whether the proposed ADU complies with zoning regulations, such as size, height, placement on property, parking, and landscaping. One off-street parking spot is required for ADUs, with the exception of a JADU and some converted ADUs.

Building Review: Building review addresses the physical construction of the ADU to ensure that all elements of the building meet the requirements of the California building code.

Other agencies and departments that may review include:

Public Works: Public Works may review the project's connection to the public streets, sidewalks or drainage issues.

Public Utilities: If your ADU requires installation or expansion of water/sewer service, the relevant agencies will review the project to ensure that the water and sewer connections are adequate and appropriately designed.

Environmental Health: Where a well or septic system is used for the proposed ADU, approval by the Environmental Health Department will be required, as allowed by Government Code Section 65852.2(a)(1)(D)(ix). An on-site sewage treatment, conveyance, and disposal system will be required by Yuba County Code Chapter 7.07.

Fire Agencies: The fire agency with jurisdiction over your property may review your plans for compliance with all fire codes.

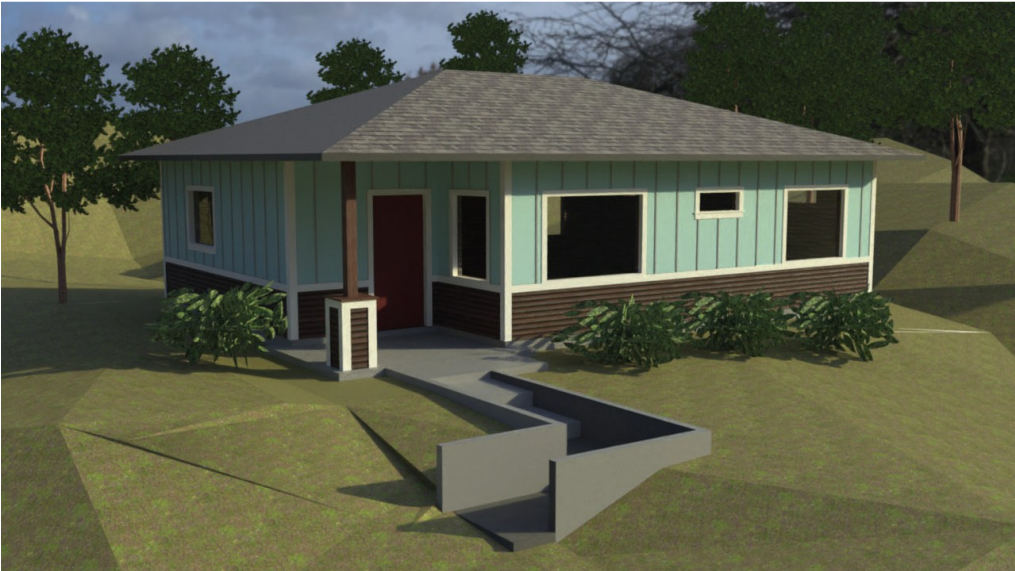
Yuba County Permit-Ready ADU Floor Plans

The County of Yuba has developed a program to encourage the construction of ADUs by offering permit-ready ADU building plans. These permit-ready plans are complete sets of construction drawings to the latest codes. These drawing packages are pre-approved by the Building Department and are available “off-the-shelf”. The Permit-Ready ADU Building Plans aim to assist in the construction of ADUs to address the county-wide housing shortage by providing complete construction drawings, expediting the process, and reducing preconstruction costs.

The permit-ready plans were designed with simplicity and cost in mind. The plans have a simple floor plan layouts, simple roof designs, and utilize conventional construction techniques to reduce the cost and length of construction. The selection of permit-ready plans range in size from 496 square feet to 749 square feet, and come in 1 and 2 bedroom floor plans and offer choices in rooflines and exterior finishes. The plans include a floor plan, foundation plan, building sections, external elevations, exterior/interior renderings, and suggested building finishes and materials. Some of the building plan submittal documents do not come with the permit-ready plans, including roof framing, electrical plans, Title 24 Energy calculations and structural details.

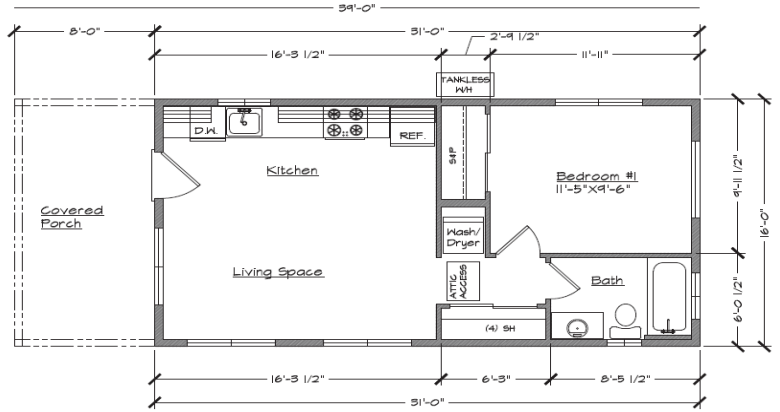
The following pages provide the sample floor plans for the permit-ready program. Each plan is available in a variety of exterior finishes and is also available in a reverse layout.

Additional ADU Plans can be found on the California’s [Housing and Community Development Department](#) website.



1-Bedroom | 1-Bath | 496 Feet (Bear & Prairie & Willow)

496 sf floor plan; choice of exterior finishes with an open gable roof and a covered porch.



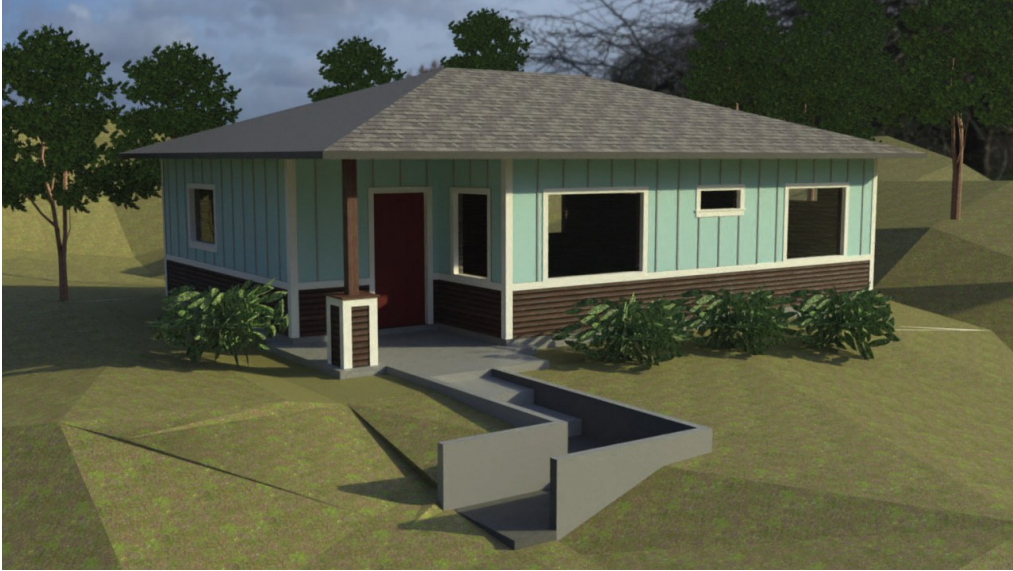
FLOOR PLAN | 1 BED, 1 BATH
496 SQ. FT. 1/4" = 1'-0"



Bear

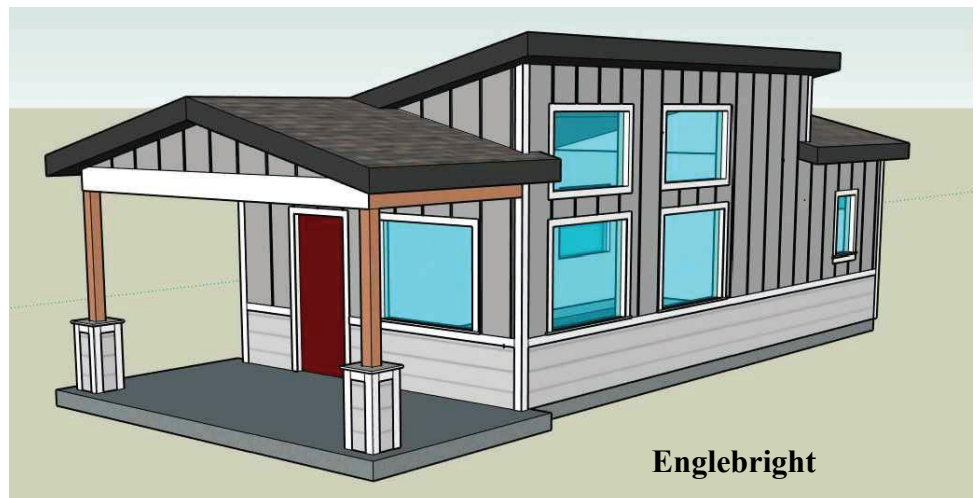
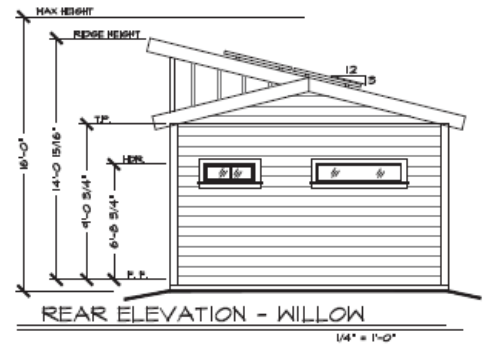
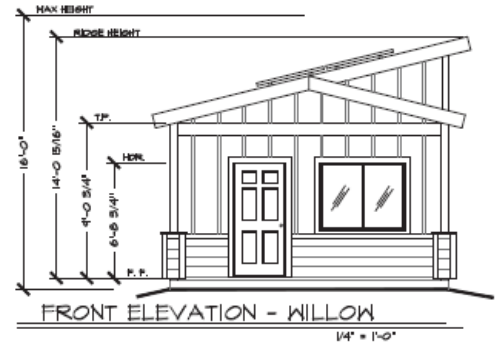
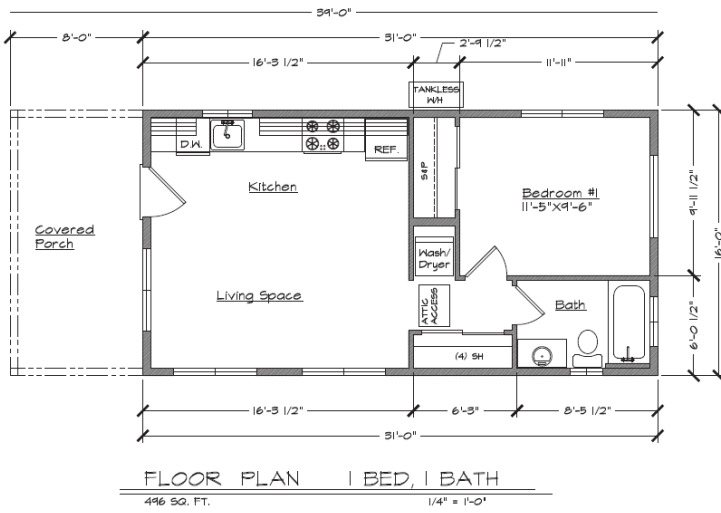


Prairie



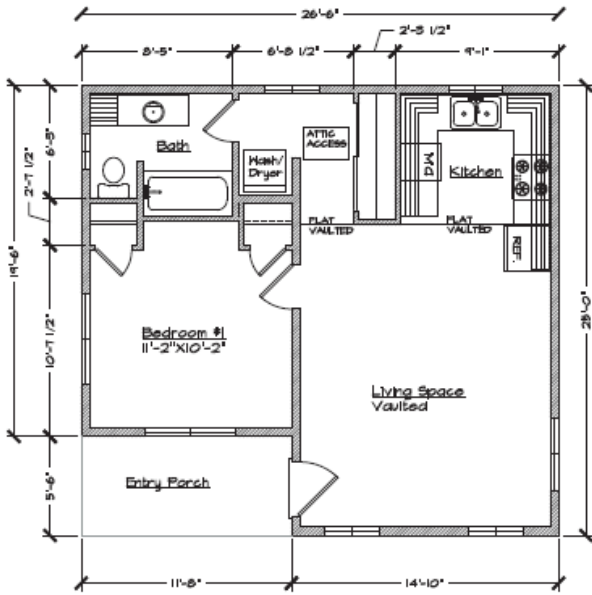
1-Bedroom | 1-Bath | 496 Feet (**Francis & Englebright**)

496 sf floor plan; choice of exterior finished with a covered porch and an elevated roof.

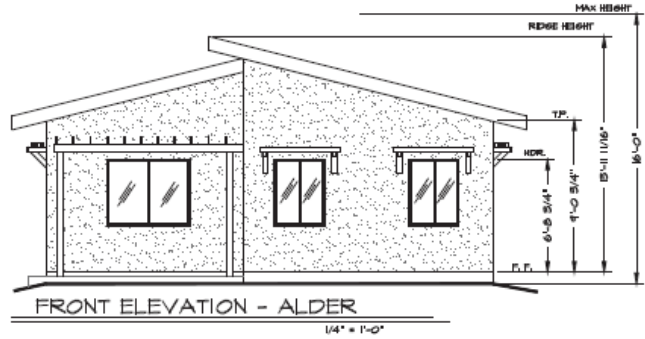


1-Bedroom | 1-Bath | 749 Feet (**Empire & Feather**)

599 sf floor plan with unique skillion and lean to roofline.

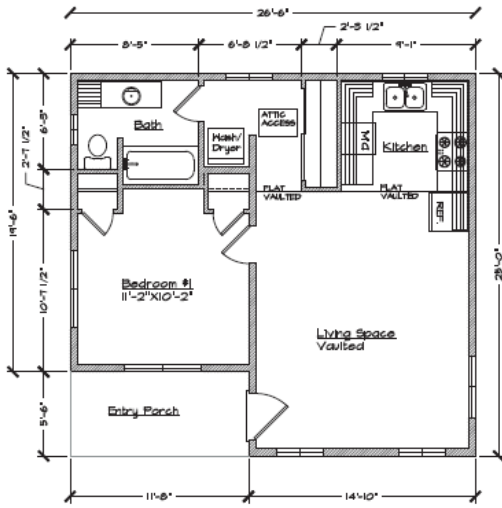


FLOOR PLAN | 1 BED, 1 BATH
599 SQ. FT. 1/4" = 1'-0"

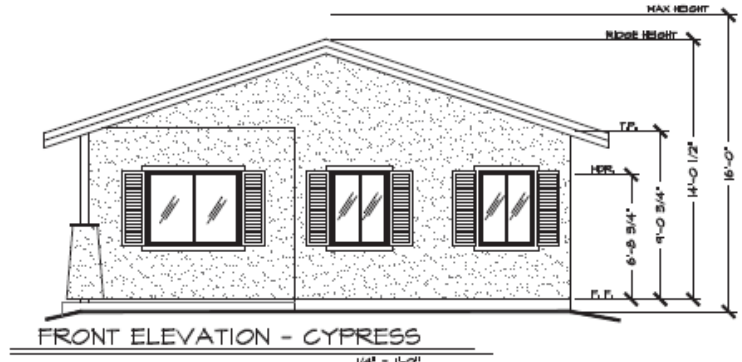


1-Bedroom | 1-Bath | 599 Feet (**Ellis & Grasshopper**)

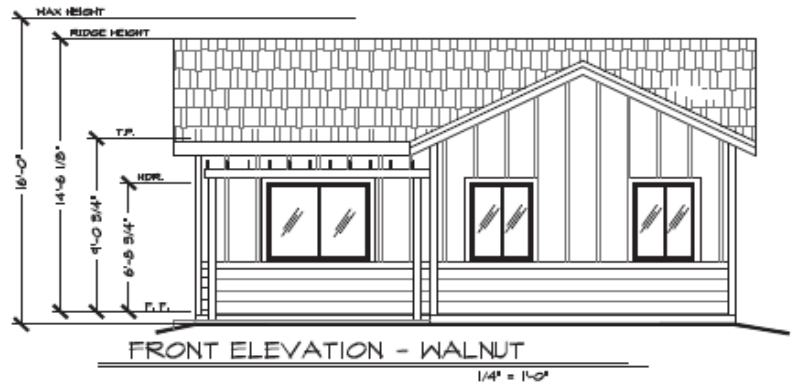
599 sf floor plan with unique options in roofline.



FLOOR PLAN | BED, | BATH
599 SQ. FT. 1/4" = 1'-0"



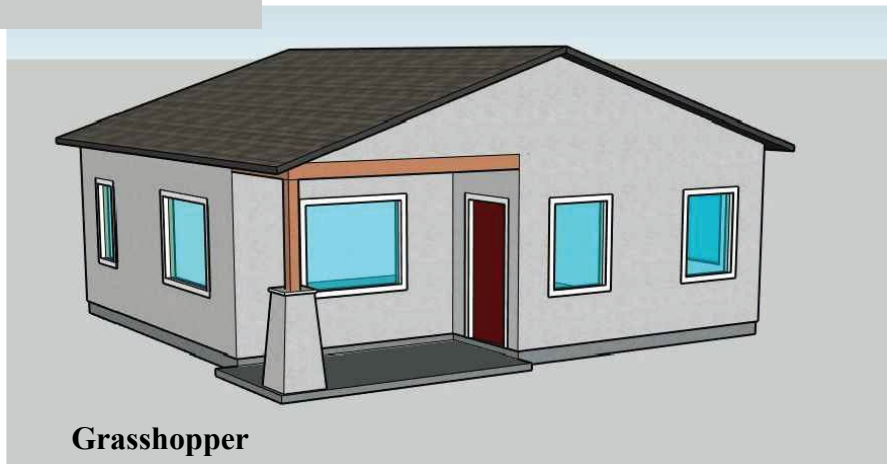
FRONT ELEVATION - CYPRESS
1/4" = 1'-0"



FRONT ELEVATION - WALNUT
1/4" = 1'-0"



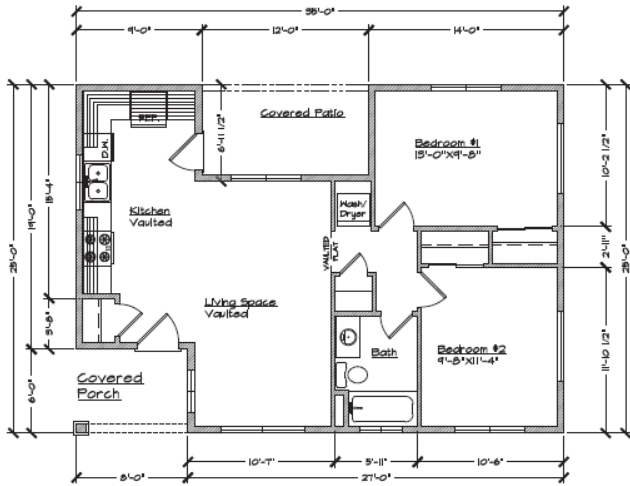
Ellis



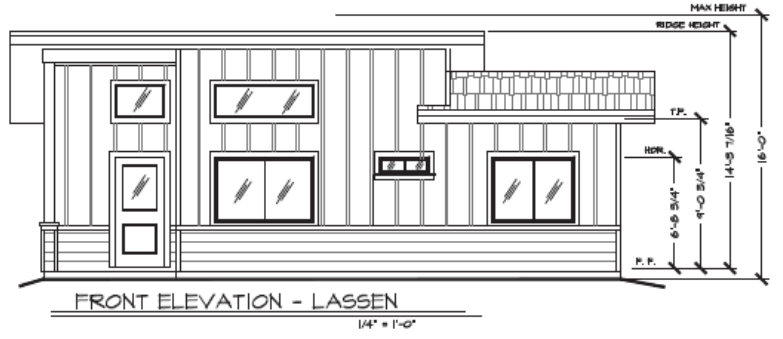
Grasshopper

2-Bedroom | 1-Bath | 749 Feet (Maple Grove & Reeds)

749 sf floor plan with elevated roofline.



FLOOR PLAN 2 BED, 1 BATH
749 SQ. FT. 1/4" = 1'-0"



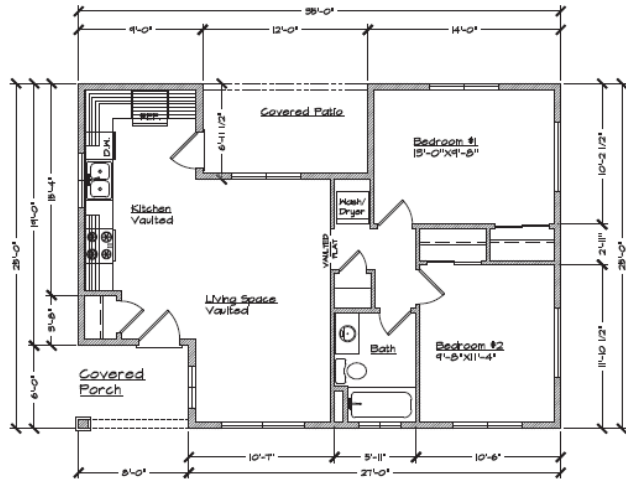
Maple Grove



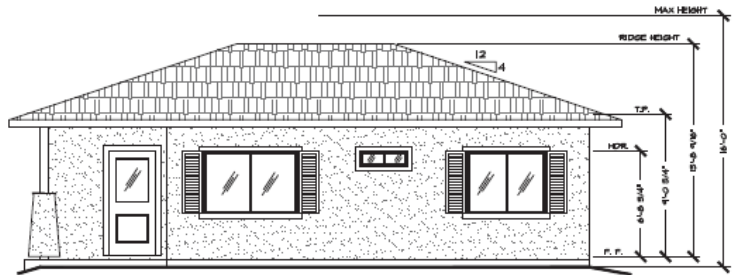
Reeds

2-Bedroom | 1-Bath | 749 Feet (**Hutchinson & Deadwood**)

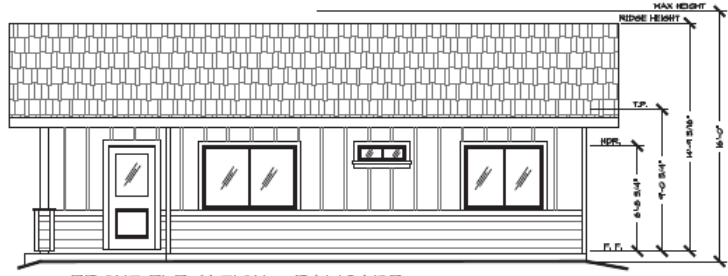
749 sf floor plan with unique options in roofline.



FLOOR PLAN 2 BED, 1 BATH
749 SQ. FT. 1/4" = 1'-0"



FRONT ELEVATION - WHITNEY
1/4" = 1'-0"



FRONT ELEVATION - PALISADE
1/4" = 1'-0"



Hutchinson



Deadwood

Utilizing the County's Preapproved ADU Plans

1. Choose a Preapproved Plans. There are a total of 8 different ADU plan variations in different architectural designs and plan sizes including 496, 599, and 749 square feet. Browse the Pre-Approved ADU Design Catalog to review and download copies of these plans. This catalog should help you envision how the new ADU will fit and function on your property, including the locations of window and door openings.
2. Site/Plot Plan Preparation. You are responsible for preparing a site plan no larger than 11" x 17" sheet that includes the owner's name, address; the Assessor's Parcel Number; well, septic tank and leach field locations (if applicable); property lines and distances; all existing structures on the property; proposed structures or additions (the ADU), indicate size; distances from all property lines to all structures; distances between all structures; and all roads adjacent to the property. Remember to setback the ADU 4 feet from the rear and side property boundaries, and if it is near the front of the property and not a conversion of an existing structure, the needed front setback feet as determined by your zoning designation. To determine your property boundaries and dimensions, you can see if your property has a recorded County Assessor's map, use the subdivision plat information, use a previously approved site plan as a template, or hire a licensed surveyor to locate the property lines. Click [here](#) for an example and minimum requirements for Yuba County.
3. Prepare fire sprinkler plans (if needed), and solar plans.
4. Submit Building Permit. You can apply for a building permit [here](#); see the 'Building Permit Process' above for more information.
5. Begin Construction. Once your building permit has been reviewed to be compliant with state and local regulations, and issued your ADU can start to be constructed.
6. Final Inspection and Certificate of Occupancy. See the 'Certificate of Occupancy' section below for further details.

Construction

Building Permit Issuance

Once your building permit has been reviewed to be compliant with state and local regulations, and issued your ADU can start to be constructed.

Traditionally, a homeowner hires a builder to construct the unit that their architect designs or a design/build firm handles the entire process.

Select a Contractor

General Contractor: From securing permits to dealing with PG&E, the process can be challenging and is best left to a contractor. Having an expert who assists with contract negotiation, payment schedules, quality checks, project timing, working with the county and other regulatory agencies can be valuable to a homeowner unfamiliar with these processes.

The California Department of Consumer Affairs has a Contractors State License Board. This Board has a search list of contractors. To find a contractor in the area, click this [link](#).

Certificate of Occupancy

After the construction of your ADU and before anyone can move in, you will need to schedule a final inspection with the Building Department. Once the final inspection is done and you have received your Certificate of Occupancy, the ADU is move-in ready.

CERTIFICATE OF OCCUPANCY			
County of Yuba			
Community Development & Services Agency			
Building Department			
This structure, or portion thereof, has been inspected and found to be in conformance with requirements set forth in Title 24 of the California Code of Regulations as adopted by Title X of the Yuba County Code. Pursuant to Section 10.05.640 of the Yuba County Ordinance Code, Occupancy is hereby granted for the following:			
USE:	<u>ACCESSORY DWELLING UNIT</u>	PERMIT NUMBER:	<u>B22-1235</u>
OCCUPANCY CLASSIFICATION:	<u>R-3</u>	OWNER OF BUILDING:	<u>SMITH, JOHN P</u>
BUILDING ADDRESS:	<u>1235 Olivehurst Avenue</u>	OWNER'S ADDRESS:	<u>PO BOX 1235 MARYSVILLE 959010074</u>
ASSESSOR'S PARCEL NUMBER:	<u>XXX-XXX-XXX-000</u>	DATE OF ISSUANCE:	<u>5/13/2022</u>
DESIGNER:	<u></u>	ISSUED BY:	<u></u>
CODE EDITION:	<u>2019 CA RESIDENTIAL CODE</u>		
SPRINKLERS REQUIRED?	<u>YES</u>		
			<u>MIKE LEE, C.B.O.</u> CHIEF BUILDING OFFICIAL

ADU Development Process

1 Review ADU Requirements

Review ADU Workbook and the ADU regulations in the Yuba County Development Code.

2 Hire Design Professional

It can be recommended to hire a designer, architect or engineer to design the ADU and a licensed contractor to build it.

3 Submit Building Permit Application

It can be recommended to hire a designer, architect or engineer to design the ADU and a licensed contractor to build it.

4 Prepare Building Permit Submittal

Submit all required application materials to the Building Department.

5 Building Plan Check

The Building Department will route your application to the necessary departments and agencies review your application materials.

6 Permit Issued

After you have adequately responded to plan check comments, your building permit will be issued.

7 Construct ADU

The ADU you construct must conform to the approved permit plans.

8 Schedule and Pass Inpsections

Schedule a Final Inspection with the Building Department and recieve your Certificate of Occupancy



Frequently Asked Questions

Can I have an ADU on my property?

ADUs may be permitted on any property that is zoned for single-family or multi-family dwellings, when the ADU complies with all development standards in the Development Code regarding ADUs.

What is the difference between an ADU and a guest house?

A guest house is intended to provide temporary quarters within a detached residential accessory structure for use by guests of the occupants of the property. A guest house or quarters shall not include kitchen facilities.

Can my ADU be a tiny home on wheels?

An ADU is not a temporary dwelling unit. As such, all dwelling units must be on a permanent foundation. Trailers or recreational vehicles cannot be permitted as an ADU. An ADU may be a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Can I rent both my ADU and primary dwelling?

Owner occupancy is not required for an ADU. Owner occupancy is required for a JADU.

Can I sell my ADU?

No, you can only sell your house and ADU together. ADUs can be rental units or occupied by the homeowner or family members.

Can I legalize an unpermitted ADU on my lot?

Although this workbook focuses on new construction, you may be able to get permits that will legalize an existing dwelling unit on your property. Contact the Yuba County Building Department for more information.

Will converting an existing accessory structure to an ADU require a building permit?

Yes; a conversion of this type is considered a change in use under the building code and requires the structure to be brought into compliance with current residential building standards.

How big can I make an ADU?

An ADU can be up to 1200 square feet before it needs an Administrative Use Permit in Yuba County. It can be larger with an approved Administrative Use Permit.

What is the difference between an ADU and a guest house?

A guest house is intended to provide temporary quarters within a detached residential accessory structure for use by guests of the occupants of the property. A guest house or quarters shall not include kitchen facilities.

How do I find a contractor?

Find a contractor on the [California Find My Licensed Contractor webpage](https://bit.ly/3PrYgxp)*.

Can I have two detached ADUs on my single family zoned property?

No, on properties zoned for single family (Single Family Residential, Residential Estate, Rural Residential, Agricultural Rural Residential, etc.), you can only have one ADU that is detached, attached, or from a converted structure, as well as one JADU which is constructed from the primary single family dwelling unit. You can have up to one detached ADU and one JADU that is constructed and attached.

Frequently Asked Questions

Can I have two detached ADUs on my multifamily zoned property?

Yes, you can have two detached ADUs on a parcel with a multi-family residence.

What is not an ADU?

An ADU is not a temporary dwelling unit. All dwelling units must be on a permanent perimeter foundations. Trailers, recreational vehicles and tiny home on wheels cannot be permitted as an ADU.

Does the homeowner have to live on the property?

There is no owner occupancy for an ADU, whereas owner occupancy is required for a JADU.

Can I build a new house and ADU at the same time?

Yes.

Where can I build an ADU on my property?

You can build an ADU anywhere on your property so long as it meets the front setbacks and 4 feet from the side and rear property boundaries.

Resources

Yuba County Planning Department

(530) 749-5470

https://www.yuba.org/departments/community_development/planning_department/index.php

Yuba County Building Department

(530) 749-5440

https://www.yuba.org/departments/community_development/building_department/index.php

Yuba County Assessor

<https://www.yuba.org/departments/assessor/index.php>

AARP – All About Accessory Dwelling Units

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

California Housing and Community Development Department: Accessory Dwelling Units

<http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/accessory-dwelling-units.shtml>

California Housing Finance Agency ADU Grant Program

<https://www.calhfa.ca.gov/adu/index.htm>