

THE BRISBANE

ACCESSORY DWELLING UNIT COMPENDIUM

This ADU compendium is a collection of information regarding Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) that includes the following topics:

1. [Summary of State laws](#)
2. [Zoning Information](#)
3. [Development Regulations](#)
4. [Submittal Requirements](#)
5. [ADU Checklist](#)
6. [Resources & Inspiration](#)

If you have specific questions about how ADU regulations will impact your project, please contact the Community Development Department.



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Community
Development
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50 Park Place,
Brisbane, CA 94005

1 CALIFORNIA ADU LAWS¹ AND CITY'S ADU ORDINANCE SUMMARY

Under State law, special rules apply to four types of ADUs/JADUs, listed under Government Code subsection (e) of [§65852.2](#):

1. Conversions of existing space in a single-family dwelling;
2. New construction of a detached ADU up to 800 sq ft (one JADU also permitted) on a single-family lot;
3. New construction of up to two detached ADUs on a multi-family lot; and
4. New construction of up to one detached ADU and conversion of existing non-livable space (like garages or storage areas) into at least one new ADU, not to exceed 25 percent of existing units on the lot.

Overview of New Rules	
ADUs	<ul style="list-style-type: none"> ▪ Max. 1,000 sq ft ▪ Unrestricted ADUs up to 800 sq ft in floor area are not subject to lot coverage, floor area ratio (FAR), and some other development standards
JADUs	<ul style="list-style-type: none"> ▪ Max. 500 sq ft contained entirely within an existing or proposed single-family dwelling ▪ May share sanitary facility with home or have their own ▪ Owner occupancy required
ADUs & JADUs	<ul style="list-style-type: none"> ▪ One max. 800 sq ft ADU and one JADU allowed per single-family lot, with limitations
Setbacks & Height	<ul style="list-style-type: none"> ▪ 4 ft rear setbacks and 3-4 ft side setbacks for new construction ▪ Conversions or rebuilds may keep nonconforming setbacks ▪ No exceptions to front setbacks permitted ▪ Max. height 28-30 ft (depending on lot slope) and max. 2 stories ▪ Unrestricted ADU max. height 16 ft

1. WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

ADUs, also known as second units, in-law, or granny units, are small dwellings that **provide independent living facilities** (kitchen, bathroom, and sleeping area) on the same property as the primary residential building.

Unrestricted ADUs are ADUs that are **800 sq ft or less in size and no more than 16 ft tall** if detached. They are not subject to lot coverage, FAR, and other development regulations.

2. WHAT IS A JUNIOR ACCESSORY DWELLING UNIT (JADU)?

A **JADU** is an additional, independent living unit created through the **conversion of existing legally permitted living space in a single-family dwelling**. Owner occupancy is required. JADUs may not exceed 500 sq ft and may share bathrooms or kitchen space with the main dwelling.

Overview of New Rules (continued)

Zoning & Permitting Process	<ul style="list-style-type: none"> Allowed by-right in all residential and mixed-use zones Nonconforming residential dwellings may construct an ADU if it falls under subsection (e) Planning permit required only for ADUs/JADUs in the R-BA District; all other districts require only a building permit application
Lot Size & Coverage	<ul style="list-style-type: none"> No minimum lot size Lot coverage and FAR applied if ADU is over 800 sf. ft. or 16 ft tall
Multifamily	<ul style="list-style-type: none"> Two detached ADUs allowed (new construction) Convert up to 25 percent of non-living space to ADUs; min. 1 unit (example: a 3-unit building would be allowed 1 attached conversion ADU)
Owner Occupancy	<ul style="list-style-type: none"> Not required for ADUs built between 2020-2025; may be rented separately (short term rentals of less than 30 days prohibited) JADUs require owner occupancy of the main dwelling or JADU
Parking	<ul style="list-style-type: none"> 1 parking space required in R-BA and PD zoning districts unless within ½ mile of transit No parking required in all other zoning districts No replacement parking for garage demolition/conversion
Impact Fees	<ul style="list-style-type: none"> None under 750 sq ft (School Fees still apply to new construction over 500 sq ft) Proportional to primary unit over 750 sq ft
Short-Term Rentals	<ul style="list-style-type: none"> Prohibited (rentals of less than 30 days)
Timing & Approval	<ul style="list-style-type: none"> Ministerial approval process If in conjunction with single-family dwelling, same timeline as the building permit for single-family dwelling
Amnesty	<ul style="list-style-type: none"> Owners may request delayed code enforcement for five years if no safety issues; sunsets 2030

¹ Summary adapted from 21 Elements.

² An Accessory Dwelling Unit is defined as a housing unit with kitchen facilities, sleeping space, and a separate entrance and address. A Junior Accessory Dwelling Unit is an Accessory Dwelling Unit under 500 sq ft, which must be a conversion of interior space in a house and can, but does not have to, share a bathroom with the existing house.



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3. WHAT IS THE TOTAL COST FOR AN ADU?

The **total cost** for an **ADU** ultimately **depends** on the **size** and **type** of ADU. It also depends how the space is designed and finished.

A new, **custom**-built detached **ADU** may cost **as much** as **\$250,000**.

Retrofitting an existing detached garage or accessory structure may be **as little** as **\$80,000**.

Similarly, **renovations** to an **existing home** to create an attached ADU may be between **\$80,000** and **\$150,000**, depending on size, existing plumbing, electrical, and mechanical systems, and how the space is designed.

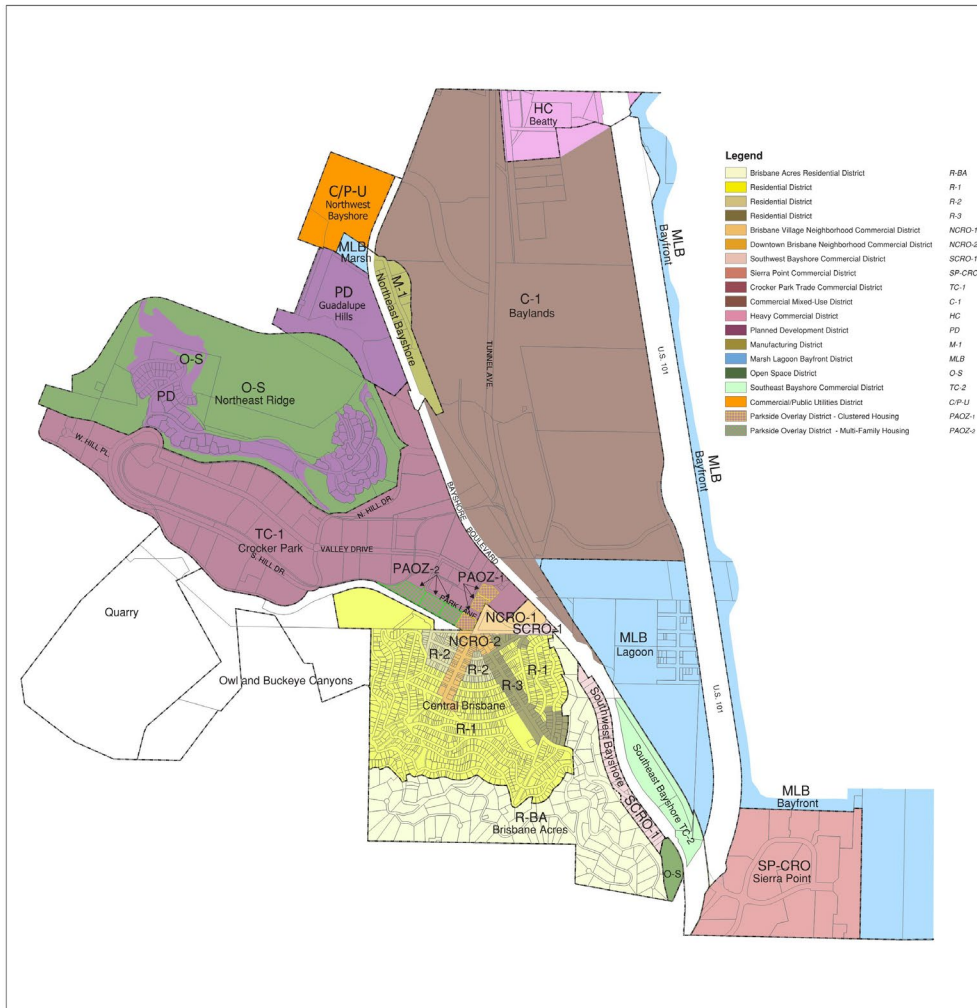
Visit [Home for All's Second Unit Center](#) for an ADU planning and **construction** costs **calculator**.

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ZONING INFORMATION

ADUs are allowed in any zoning district that permits residential uses either by right or conditionally with an existing or proposed single-family or multiple-family dwelling. They include R-1, R-2, R-3, R-BA, NCRO-2, SCRO-1, PAOZ-1, PAOZ-2 and PD zoning districts.

Zoning Map
City of Brisbane



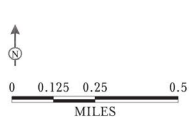
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4. CAN I BUILD AN ADU OR JADU IN BRISBANE?

Yes, **ADUs** and **JADUs** are permitted on most lots in a zoning district that permits residential dwellings. The City's [Zoning Map](#) is available online.

A [Building Permit](#) is required to construct an ADU or JADU but **ADUs** and **JADUs** in **Brisbane Acres** require an [Accessory Dwelling Unit Permit](#) from Planning as well.

On a property with a **single-family dwelling**, it is possible to have a **JADU** and a **detached ADU** when certain conditions are met.



Revised: May 16, 1988
Revised: May 29, 1992
Revised: April 1996
Revised: February 2000
Revised: February 2002
Revised: July 2003
Revised: October 30, 2017
Revised: January 4, 2018



- A larger and downloadable Zoning Map is available on the City's website at: <https://www.brisbaneca.org/cd/page/zoning-information>
- You may also contact the Planning Division to ask about your zoning district at planning@brisbaneca.org or (415) 508-2120.

Newly constructed attached ADUs must comply with development regulations of the underlying zoning district, except that unrestricted ADUs are exempt from lot coverage and FAR. The following table provides basic development standards for Brisbane’s zoning districts that allow ADUs. Please refer to [Title 17](#) of the BMC for the complete development standards of each district.

JADUs are only permitted within the living space of an existing or proposed single-family dwelling.

R-1 DISTRICT	Max Floor Area Ratio:	0.72	Max Lot Coverage:	40%
Max Building Height	28 ft (if slope is < 20%); 30 ft (if slope is >20%); 20 ft within 15 ft of front lot line			
Setbacks:	Front	10 ft (if slope is >15%); 15 ft (if slope is <15%); Or block average		
	Side	5 ft (if lot width >50 ft); 10% of lot width (if <50 ft) but at least 3 ft		
	Rear	10 ft	JADU Allowed:	Yes
			ADU Parking:	None

R-2 DISTRICT	Max Floor Area Ratio:	0.72	Max Lot Coverage:	50%
Max Building Height	28 ft (if slope is < 20%); 30 ft (if slope is >20%); 20 ft within 15 ft of front lot line			
Setbacks:	Front	10 ft (if slope is >15%); 15 ft (if slope is <15%); Or block average		
	Side	5 ft (if lot width >50 ft); 10% of lot width (if <50 ft) but at least 3 ft		
	Rear	10 ft	JADU Allowed:	Yes
			ADU Parking:	None

R-3 DISTRICT	Max Floor Area Ratio:	0.72	Max Lot Coverage:	60%
Max Building Height	28 ft (if slope is < 20%); 30 ft (if slope is >20%); 20 ft within 15 ft of front lot line			
Setbacks:	Front	10 ft (if slope is >15%); 15 ft (if slope is <15%); Or block average		
	Side	5 ft (if lot width >50 ft); 10% of lot width (if <50 ft) but at least 3 ft		
	Rear	10 ft	JADU Allowed:	Yes
			ADU Parking:	None

R-BA DISTRICT	Max Floor Area Ratio:	0.72	Max Lot Coverage:	25%	
Max Building Height:	35 ft	Front Setback:	10 ft	Rear Setback:	10 ft
Side Setback:	10% of lot width but no more than 15 ft and no less than 5ft				
ADU Permit Required	JADU Allowed:	Yes	ADU Parking:	1; none if near transit	

NCRO-2 DISTRICT	Max Floor Area Ratio:	2.4	Max Lot Coverage:	60%
Max Building Height	28 ft; 35 ft when authorized by a design permit			
Setbacks:	Side	0 ft; or 10 ft when the site is abutting any residential district		
	10 ft Front Rear	10 ft	JADU Allowed:	Yes
			ADU Parking:	None

PAOZ-1 DISTRICT	Floor Area Ratio:	2.0 - 2.4	Max Lot Coverage:	N/A
Max Building Height	40 ft and 3 stories; architectural features allowed up to 50 ft			
Setbacks:	Front	5 ft min; 15 ft max	Street side setback: 10 ft min and max	
	Side	5 ft min; upper floor balconies may extend 2 ft into setback		
	Rear	15 ft	JADU Allowed:	Yes
			ADU Parking:	None

PAOZ-2 DISTRICT	Floor Area Ratio:	2.0 - 2.4	Max Lot Coverage:	60%
Max Building Height	40 ft and 3 stories; architectural features allowed up to 50 ft			
Setbacks:	Front	5 ft min; 15 ft max	Street side setback: 10 ft min and max	
	Side	5 ft min; upper floor balconies may extend 2 ft into setback		
	Rear	15 ft	JADU Allowed:	No
			ADU Parking:	None

PD DISTRICT	Development standards vary; contact a Planner			
JADU Allowed:	Only in single-family homes		ADU Parking:	1; none if near transit



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LOOKING FOR
DEVELOPMENT STANDARDS
FOR DETACHED OR
CONVERSION ADUS?

Refer to [Section 3](#) of this compendium

5. WHERE CAN I FIND INSPIRATION OR MORE RESOURCES ON ADUS?

Check out San Mateo County [Home for All's Second Unit Center](#) webpage for **resources** on **ADU designs**, a **calculator** for ADU planning and **construction costs**, and other resources for homeowners.

[Section 6](#) of the ADU compendium contains links to additional resources.

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ADU DEVELOPMENT REGULATIONS

The following is abridged; refer to [Chapter 17.43](#) for complete ADU regulations.

17.43.040 - Development regulations for ADUs.

Zoning Districts. Accessory dwelling units may only be established or occupied in the R-1, R-2, R-3, R-BA, NCRO-2, SCRO-1, PAOZ-1, PAOZ-2 and PD zoning districts with an existing or proposed single-family or multiple-family dwelling.

- A. **Density.** An ADU that conforms to [Chapter 17.43](#) is deemed an accessory use and not be considered to exceed the allowable density for the lot.
- B. **Lot Size.** There is no minimum lot size requirement.
- C. **Number of Units.**
 1. No more than 1 ADU on any lot developed with a single-family dwelling.
 2. The number of ADUs permitted on any lot developed with a multiple-family dwelling shall comply with Section 17.43.050.
- D. **Attached or Detached.** ADUs may be attached to or located within the existing or proposed main dwelling, including garages, storage areas, or accessory structures, or detached from the main dwelling lot.
- E. **Unit Size.** ADUs shall not exceed 1,000 sq ft in floor area.
- F. **Setbacks.** ADUs shall be subject to the following setback requirements:
 1. Front Setback: The minimum front setback shall be as established in the underlying zoning district regulations.
 2. Side Setback. ADUs on a lot of 40 ft or more in width shall have a minimum side setback of 4 ft. and ADUs on a lot with a width of less than 40 feet shall provide minimum side setbacks in compliance with the underlying zoning district.
 3. Rear Setback. ADUs shall have a rear setback of at least 4 ft.
 4. No setbacks for an existing, legally permitted living area or accessory structure with nonconforming setbacks that is converted to an ADU or an ADU constructed in the same location to the same dimensions as an existing, legally permitted living area or accessory structure with nonconforming setbacks.
- G. **Lot Coverage.** ADUs shall be included in calculating the lot coverage except for ADUs 800 sq ft or less and no more than 16 ft tall.
- H. **Floor Area Ratio.** The floor area of the ADU shall be included in calculating the FAR except that:
 1. ADUs 800 sq ft or less in floor area and no more than 16 ft in height are exempt from calculating the FAR; and
 2. ADUs within the space of a single-family dwelling or accessory structure may include an expansion of not more than 150 sq ft beyond the physical dimensions of the accessory structure or single-family dwelling if the expansion is to accommodate ingress and egress for the ADU. Setbacks still apply.
- I. **Height.** ADUs limited to 2-stories and subject to the height limit in the underlying zoning district.
- J. **Required Facilities.** An ADU shall include the following facilities:
 1. A kitchen, including a sink, food preparation counter, storage cabinets, and permanent cooking facilities; and
 2. A full bathroom, including sink, toilet, and shower and/or bath.



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6. CAN I HAVE A SHORT-TERM RENTAL IN MY ADU?

No, an ADU/JADUs **may not** be used for **Short Term Rentals** of less than 30 days. Refer to BMC Chapter 17.35.

7. AM I REQUIRED TO PROVIDE SEPARATE UTILITY CONNECTIONS FOR THE ADU?

No, there is **no requirement** that you have **separate utility connectors**.

8. DO I HAVE TO PROVIDE FIRE SPRINKLERS IN THE ADU?

Fire **sprinklers** are typically **not required unless** the primary residential **building** already **has sprinklers**, or if additional work is proposed to the main dwelling that triggers fire sprinklers.

(ADU Development Regulations Continued)

- K. **Landscaping.** ADUs are subject to the landscaping requirements of the underlying zoning district.
- L. **Parking.** Refer to [Chapter 17.34](#), except that when a garage is demolished or converted in conjunction with the construction of an ADU, any parking spaces that were provided are not required to be replaced. (See page 7.)
- M. **Unit Access.**
 - 1. As required by [Section 17.01.060](#), the lot on which the ADU is located shall have a legal means of access to the public right of way that complies with the street standards set forth in [Section 12.24.010](#).
 - 2. A separate exterior entry shall be required to serve attached ADUs. Interior entry access between an ADU and the main dwelling is permitted so long it is located off a common living area of the main dwelling.
- N. **Utilities.** The lot is served by adequate water, sewer, and storm drain facilities which comply with city standards per [Title 13](#). A separate water connection, sewer service connection, or a power connection is not required for an ADU.
- O. **Compliance with Codes.** The ADU and all new construction shall comply with all applicable provisions of the BMC, building, health and fire codes.
 - 1. ADUs are not required to provide fire sprinklers except when they are required of the main dwelling.

17.43.050 - ADUs in multiple-family dwellings.

In addition to compliance with the development regulations established in Section 17.43.040, ADUs on lots with existing multiple-family dwellings must also comply with all of the following criteria:

- A. At least one attached ADU allowed.
 - 1. The total number of attached ADUs permitted limited to 25% of existing dwelling units within the multiple-family dwelling.
 - 2. Attached ADUs only allowed within existing portions of the dwelling that is not used as livable space; ADUs shall not be created within any habitable area of an existing dwelling unit.
- B. In addition to attached ADUs permitted under subsection, not more than 2 detached ADUs may be allowed provided the following is met:
 - 1. The setback requirements of Section 17.43.040 apply.
 - 2. May not exceed 800 sq ft in floor area per unit.
 - 3. Shall not exceed 16 ft in height.

17.43.060 - Development regulations for JADUs.

JADUs shall comply with all of the following development standards:

- A. **Zoning Districts.** JADUs may only be established or occupied on lots in the R-1, R-2, R-3, R-BA, NCRO-2, SCRO-1, PAOZ-1, and PD zoning districts with an existing or proposed single-family dwelling.
- B. **Density.** A JADU that conforms to [Chapter 17.43](#) is deemed an accessory use and not considered to exceed the allowable density for the lot.
- C. **Lot Size.** There is no minimum lot size requirement.
- D. **Number of Units.**
 - 1. No more than one JADU may be constructed on any lot developed with an existing or proposed single-family dwelling.
 - 2. A JADU may be permitted on a lot with an ADU if:
 - a. The ADU is detached; and
 - b. The ADU is less than 800 sq ft and 16 ft in height.



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9. WHAT'S THE DIFFERENCE BETWEEN AN ADU AND A JADU?

Generally, **JADUs** differ from ADUs as follows:

- **JADUs** are **smaller**; 500 sq ft max
- JADUs are only **allowed** within **existing space** of a single-family **home**
- JADUs may **share bathroom** facilities **with** the main **home**
- **JADUs do not need** a **"full" kitchen**
- **JADUs require** the **home** or **JADU** to be **owner occupied**

JADUs result from the **conversion** of an attached **garage** or extra **bedroom** to a semi-independent living unit **for** extended **family** or **other** household **members**.

(ADU Development Regulations Continued)

E. Floor Area Requirements.

1. JADUs shall not exceed 500 sq ft and must be constructed within the existing walls of the main dwelling. The floor area of the JADU is subject to the maximum FAR in the underlying zoning district.
 - a. Exemption: A JADU may expand the main dwelling no more than 150 sq ft if the expansion is to accommodate ingress and egress for the JADU. Setbacks still apply.

F. Unit Access. See Section 17.43.40.N.

G. Required Facilities. A JADU shall include the following facilities:

1. At a minimum, an efficiency kitchen.
2. Sanitation facilities, may be shared with the main dwelling.

H. Owner Occupancy. The main dwelling or the JADU shall be occupied by the owner of the property as the owner's principal place of residence.

I. Recordation of Declaration of Restrictions.

1. A Declaration of Restrictions shall be recorded to run with the land that indicates the following:
 - a. Owner occupancy;
 - b. The JADU shall not be rented for less than 30 calendar days;
 - c. Separate sale of the JADU is prohibited; and
 - d. The approved size and attributes of the JADU.
2. Declaration of Restrictions must be given to each prospective purchaser or occupant.

J. Parking. Refer to [Chapter 17.34](#). (See below.)

K. Utilities. The lot shall be served by adequate water, sewer, and storm drain facilities which comply with city standards per [Title 13](#).

L. Compliance with Codes. The JADU and all new construction shall comply with all applicable provisions of the BMC, building, health and fire codes.

1. JADUs are not required to provide fire sprinklers except when they are required of the main dwelling.



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10. DO ADUS REQUIRE PARKING?

In most instances, **no**, but properties in the **R-BA Brisbane Acres district** or on the **North East Ridge may require 1** additional parking space. See the adjacent parking table.

JADUs have **no parking** requirement.

11. CAN I CONVERT MY GARAGE TO AN ADU?

Yes, and you are **not required** to **replace** the covered **parking** lost as a result.

Chapter 17.34.020 – Minimum (parking) requirements.	
ADUs	In the R-1, R-2, R-3, NCRO-2, SCRO-1, PAOZ-1, or PAOZ-2 Districts: No off-street parking required. In the R-BA and PD Districts: 1 off-street parking space (uncovered or covered), unless the accessory dwelling unit is located within one-half mile walking distance of public transit, or the accessory dwelling unit is part of the proposed or existing dwelling, as defined in Section 17.02.235 , or an accessory structure as defined in subsection B of Section 17.02.755 .
JADUs	No off-street parking required.

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READY TO SUBMIT PLANS?

In most cases, only a Building Permit is required to construct an ADU. For properties located in the R-BA Brisbane Acres residential zoning district, applicants will also need to apply for an ADU Permit from Planning in addition to obtaining a Building Permit to ensure other potential issues such as traffic flow, water, sewer, and/or public safety are adequately addressed.

The submittal requirements for both permits are similar and, generally, if an ADU Permit is required it should be done concurrently with the Building Permit. Please refer to the [ADU Permit Checklist](#) for submittal requirements.

Please be sure to indicate any trees that need to be removed on your site plan and landscape plan (if applicable). Trees measuring less than 30 inches in circumference at 24 inches above grade are considered juvenile and do not need a permit to remove or trim. Issuance of a Building Permit authorizes removal of trees on private property but removal of street trees may require a separate approval from [Public Works](#).

To request that Public Works trim or remove a tree within the public right-of-way or other public property, please enter a [GORequest](#). Such trees are maintained by the City of Brisbane and trimming or removal is prohibited, except as expressly authorized in writing by the Public Works Director.

RESIDENTIAL PLAN REVIEW SUBMITTAL GUIDE: ELECTRONIC SUBMITTAL REQUIRED

- ✓ **Please submit all digital plan sets as PDF; other file types will not be accepted.** Development plan pages must be contained in one single PDF file; PDF files of individual plan pages will not be accepted. Please see the [Plan Preparation Guidelines](#) for digital file submittal standards.
- ✓ **TITLE SHEET:**
 1. A written scope of work.
 2. Name, address and phone number of the architect, designer or draftsman.
 3. Indicate the code cycle in effect at the time of application.
 4. Sheet directory.
 5. Include wet or electronic stamps and signatures for architects and engineers on the appropriate sheets, if required.
 6. A summary table including the following information:
 - a. Area of the property in sq ft
 - b. Total floor area for all buildings on the site, calculated per BMC [Section 17.02.315](#), and FAR
 - c. Lot coverage
 - d. Required and proposed number of parking spaces (covered, uncovered and accessible, as applicable)
 - e. Area of impervious area in sq ft (new and replacement)
 - f. Area of landscaping (existing and proposed) in sq ft, including area of irrigated landscape.



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12. CAN I DRAW THE PLANS MYSELF?

Certain types of **projects do not** need to be prepared by a licensed **architect or engineer**, such as **single-family** dwellings not more than two stories, **multiple-family** dwellings that contain four or fewer dwelling units, and **garages**, carports, or **accessory structures not more than two stories in height**.

Please refer to the [Licensed Professional Requirements](#) PDF on our website.

However, your **plans** still need to **conform** to all of the requirements contained in **Section 4** of this compendium **and** in the [Plan Preparation Guidelines](#).

Inadequate or incomplete **plans** will **delay** issuance of a building **permit**.

(Plan Review Submittal Continued)

- ✓ EXISTING AND PROPOSED SITE PLAN (no smaller than 1/8"=1'-0"). **Please see the [Plan Preparation Guidelines](#) for a complete list of requirements.**
 1. A vicinity map showing the precise location of the project in relation to adjacent properties and streets
 2. Property lines and dimensions
 3. Dimensions and nature of all easements on the property
 4. Existing natural features on the site, including trees, drainage courses, streets, trails, etc.
 - a. Trees to be removed must be labeled by species and circumference measured at two (2) feet above finish grade
 5. Location of existing and proposed buildings and structures (with finished grades)
 6. Adjacent streets (distance from centerline), cross sections, and right-of-way width, including existing width and area proposed to be dedicated
 7. Parking layout, including dimensions, back-up areas and drives, driveway approaches, curb cuts, pedestrian access. Location, height, and composition of walls and fences (existing and proposed)
 8. Dimensioned setback distances from all built structures (walls and fences excluded) to all adjacent property lines
 9. Areas of landscaping
- ✓ EXISTING & PROPOSED FLOOR PLANS/ROOF PLAN (no smaller than 1/4"=1'-0"):
 1. Interior layout of all building levels (including roof), dimensioned from the interior face of exterior walls
 2. Finished floor elevations
 3. Room identification
 4. Window and door locations
- ✓ EXISTING AND PROPOSED EXTERIOR ELEVATIONS (no smaller than 1/8"=1'-0"):
 1. Illustrative elevations of all sides of all buildings and structures
 2. All building and structure materials labeled on each sheet of the elevations
 3. Heights of all structures per the height measurement method prescribed by BMC [Section 17.02.400](#). Refer to the separate handout "[Guidelines for Measuring Height](#)"
 4. Elevations of all walls and fences
 5. Cross sections and enlargements of architectural elements or details, as needed
 6. Screening treatment for mechanical equipment (include a cross section if necessary)
- ✓ MECHANICAL, ELECTRICAL, & PLUMBING PLAN (no smaller than Scale: 1/4"=1'-0"):
 1. New and existing furnace, air conditioning unit, and duct work locations
 2. New plumbing fixtures specifications
 3. New and existing water heater locations and specifications
 4. Line diagram for new gas line with sizes and distances
 5. New and existing electrical panel and subpanels (if applicable) ratings and locations
 6. New receptacle and switch locations and types
 7. New lighting locations and types
 8. If applicable, new EVCS location



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13. I WANT TO CONVERT MY BONUS ROOM TO AN ADU. DO I NEED A SITE PLAN?

Yes, a site plan that conforms to the requirements of the [Plan Preparation Guidelines](#) is always **required** to properly review your proposal. An **incomplete application** will **delay** issuance of a building **permit**. You may review your property file at City Hall to determine whether any site plans have been submitted to the City in the past. Copies of plans may be requested, subject to required waiting times for plans stamped or signed by licensed architects or engineers.

14. DO I NEED TO SHOW MY HOME'S ENTIRE FLOOR PLAN?

In most instances, **yes**. There are certain zoning and building **code provisions** that only a complete **floor plan** will **indicate** and your plan checker **will not** be able to **complete** their review without one.

(Plan Review Submittal Continued)

-
- ✓ FOUNDATION PLAN: (no smaller than Scale: 1/4"=1'-0"):
 1. Footing locations
 2. Slab and footing reinforcement
 3. Anchor bolt and hold-down schedule
 4. Section and detail references
 5. Other pertinent information with dimensions

 - ✓ FLOOR & ROOF FRAMING PLAN: (no smaller than Scale: 1/4"=1'-0"):
 1. Floor and ceiling joists
 2. Roof rafters or trusses and hips or valleys framing members
 3. Support beams, headers, and posts
 4. Shear wall locations and schedule
 5. All framing hardware including hold-downs, straps, and other connection hardware
 6. Section and detail references
 7. Floor and roof sheathing and nailing specifications
 8. Other required structural information

 - ✓ STRUCTURAL DETAIL SHEET(S): (no smaller than Scale: 1/4"=1'-0"):
 1. General notes and material specifications
 2. Shear wall and header schedules etc.
 3. All framing hardware including hold-downs, straps, and other connection hardware
 4. All typical and required specific structural sections and details
 5. Other required structural information

 - ✓ SOME PROJECTS WILL REQUIRE THE FOLLOWING (check with [Building](#) for details):
 1. Structural calculations and or specifications
 2. Title 24 Energy compliance forms
 3. Soils report
 4. Calgreen Building Checklist
 5. School District Certification and verification of payment of school fees
 6. Approval from homeowner's association
 7. Photos of the site and surrounding area including a list with the file name, date the photo was taken, brief description, and diagram or site plan showing the point and direction for each photograph taken. Photos may be submitted digitally in the following formats: GIF, JPG, JPEG, PNG, PDF, BMP, or TIF.

 - ✓ SOME PROJECTS WILL REQUIRE ADDITIONAL PERMITS (check with [Public Works](#) for details):
 1. Encroachment permit
 2. Grading permit (drainage alteration and/or new pavement surfacing)
 3. Truck haul permit



CITY OF BRISBANE
Community
Development
Department
50 Park Place,
Brisbane, CA 94005

15. WHAT IS TITLE 24 AND DOES IT APPLY TO MY ADU/JADU PROJECT?

Title 24 of the California Building Standards Code is a broad set of **requirements** that **applies** to **all buildings** in California for **energy conservation, green design, construction** and maintenance, fire and life safety, and accessibility that apply to the structural, mechanical, electrical, and plumbing systems in buildings.

All **new construction, including ADUs and JADUs,** are **subject** to **Title 24** as well as **additions** that **convert** existing **space** to **living area.** **Renovations** or alterations to accommodate ADUs or JADUs may also be **subject** to **Title 24,** depending on the scope of work.

Please contact [Building](#) with questions and visit the [California Energy Commission](#) for more information about Title 24.

5

COMPREHENSIVE ADU CHECKLIST

Are you thinking about building an ADU?

Any ADU is required to provide permanent provisions for living, sleeping, eating, cooking facilities, and sanitation, as well as, meet other requirements as stipulated by applicable health and safety code requirements from the Community Development Department, North County Fire Authority, and Public Works Department.

This checklist will help ensure that your idea for an ADU aligns with the City’s Zoning Ordinance, and will help you prepare for Building Permit requirements. Homeowners, designers, and construction professionals should all understand how the items in this checklist may affect the ADU design and requirements before creating any building plans.

Note: The requirements summarized below are not inclusive. If you have specific questions for your project, **please contact the appropriate department.**

SECTION I. PROPERTIES THAT QUALIFY	YES	NO
<p>1. Zoning. Is the property in one of the following zoning districts? R-1, R-2, R-3, R-BA, NCRO-2, SCRO-1, PAOZ-1, PAOZ-2 and PD</p> <p>➤ Outcome: If no, an ADU is not allowed. If yes, see below:</p> <p>Single-family: Subject to Chapter 17.43, one ADU and one JADU may be allowed.</p> <p>Multiple-family: Subject to Chapter 17.43, two detached ADUs may be allowed, and at least one attached ADU equivalent to up to 25% of existing units may also be allowed (Ex: a building with 3 units may qualify for 1 attached ADU).</p>	<input type="checkbox"/>	<input type="checkbox"/>
SECTION II. PROPERTY DESIGNATIONS	YES	NO
<p>2. Easements. Does the property have a dedicated easement? Easements are described in the title report that came with the purchase of your home. Contact a title company if you need to obtain a report. Tract and parcel maps may show easements, but may be less accurate than a title report. If available online, you may find these maps at the County of San Mateo Property Records GIS map at: https://isd.smcgov.org/county-gis</p> <p>➤ Outcome: If yes, you must comply with the requirements of the easements, which may include no construction allowed within the easement area.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Flood Zones. Is the property in Flood Zones A, AE, AH, or AO? Properties in D or X zones are excluded from these requirements. Find designation: https://msc.fema.gov/portal/home</p> <p>➤ Outcome: If yes, you may require additional flood zone design requirements/compliance per CA Building Code. Questions? Contact the Building Division. (415) 508-2120</p>	<input type="checkbox"/>	<input type="checkbox"/>



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Community Development Department
 50 Park Place,
 Brisbane, CA 94005

16. WHAT ARE SOME OF THE FEES ASSOCIATED WITH ADUS AND JADUS?

A **Building Permit fee** is based on the **project valuation** for conversion ADUs or JADUs, or the **square footage** of new floor area for new detached or attached ADUs. Please refer to the [Building Permit Fee Schedule](#) for more information.

Plan Check fee is 50% of the building permit fee.

Permit Processing fee is 10% of the building permit fee, or \$15 minimum.

Property Address Service fee is \$15 per assignment or change of address.

School fee is roughly \$4.00 per square foot and is required for **ADUs** resulting in new square footage **greater than 500 sq ft**.

Other fees may be assessed by the **Public Works Department** if your project requires an **encroachment permit, grading permit**, or changes to the **property’s connections** to the City’s water and sewer systems. Please **contact DPW** for more information:

<https://www.brisbaneca.org/publicworks>

<i>(Comprehensive ADU Checklist Continued)</i>		YES	NO															
<p>SECTION III. DEVELOPMENT STANDARDS</p> <p>A great way to ensure your proposed ADU complies with the Development Standards in Chapter 17.43 of the BMC is to speak with a Planner. This can help you avoid designing plans that will NOT be approved. A completed Comprehensive ADU Checklist and a rough sketch of your property showing dimensions and the location of the home and the proposed ADU will assist the Planner in responding to your questions.</p>																		
<p>4. Location. Is your proposed ADU located as follows?</p> <table border="1"> <thead> <tr> <th>Property Type</th> <th>Location Requirements</th> </tr> </thead> <tbody> <tr> <td>Single-family</td> <td> <p>Attached ADU: Must share a wall with main residence.</p> <p>Detached ADU: Must be outside all setback areas (see Setbacks - page 13) and have a minimum 3-foot separation from any building if there is an egress opening between them. May be a converted detached garage or accessory building OR may be built attached to a detached garage or accessory building.</p> <p>JADU: Must be located entirely within the main home's existing footprint.</p> <p>You may have a JADU and a detached ADU; a JADU and attached ADU are not allowed.</p> </td> </tr> <tr> <td>Multiple-family</td> <td> <p>Attached ADU: Location is limited to conversion of existing non-livable space, such as an attic, basement, garage, storage room, boiler room, or passageway.</p> <p>Detached ADU: Must be outside all setback areas (see Setbacks - page 13) and have with a minimum 3-foot separation from any building if there is an egress opening between them. May be a conversion of a detached garage or accessory building OR may be attached to a detached garage or accessory building.</p> <p>JADU: Not allowed.</p> </td> </tr> </tbody> </table>		Property Type	Location Requirements	Single-family	<p>Attached ADU: Must share a wall with main residence.</p> <p>Detached ADU: Must be outside all setback areas (see Setbacks - page 13) and have a minimum 3-foot separation from any building if there is an egress opening between them. May be a converted detached garage or accessory building OR may be built attached to a detached garage or accessory building.</p> <p>JADU: Must be located entirely within the main home's existing footprint.</p> <p>You may have a JADU and a detached ADU; a JADU and attached ADU are not allowed.</p>	Multiple-family	<p>Attached ADU: Location is limited to conversion of existing non-livable space, such as an attic, basement, garage, storage room, boiler room, or passageway.</p> <p>Detached ADU: Must be outside all setback areas (see Setbacks - page 13) and have with a minimum 3-foot separation from any building if there is an egress opening between them. May be a conversion of a detached garage or accessory building OR may be attached to a detached garage or accessory building.</p> <p>JADU: Not allowed.</p>	<input type="checkbox"/>	<input type="checkbox"/>									
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<p>➤ Outcome: If "yes," your planned location for the ADU is in compliance. If "no," your plans will not be approved.</p>																		
<p>5. Size. Is the size of the proposed ADU within the maximum limits as shown below AND does the proposed size account for lot coverage and FAR?</p> <table border="1"> <thead> <tr> <th>Lot Type</th> <th>Max Floor Area Allowed: Single-Family Lots</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Any lot</td> <td>Detached ADU: 1,000 sq ft</td> </tr> <tr> <td>Attached ADU: Size can be up to 800 sq ft OR up to 50% of the primary residence area without exceeding 1,000 sq ft</td> </tr> <tr> <td rowspan="3">Any lot with a JADU</td> <td>Detached ADU: 800 sq ft</td> </tr> <tr> <td>Attached ADU: not permitted with a JADU</td> </tr> <tr> <td>Attached JADU: 500 sq ft</td> </tr> <tr> <th>Lot Type</th> <th>Max Floor Area Allowed: Multiple-Family Lots</th> </tr> <tr> <td rowspan="3">Any lot</td> <td>Detached ADU: 800 sq ft</td> </tr> <tr> <td>Attached ADU: 1,000 sq ft</td> </tr> <tr> <td>JADU: not allowed</td> </tr> </tbody> </table> <p>Any ADU equal to or less than 800 sq ft (and less than 16 ft tall if detached) is exempt from lot coverage and Floor Area Ratio.</p> <p>Lot Coverage and FAR Limitations. Lot coverage and FAR vary by zoning district. Refer to Section 2 of the compendium, Title 17 of the BMC, or ask a Planner to verify. Lot coverage is the percentage of a lot that is covered or occupied by structures and FAR is the ratio of the total floor area of all buildings on a lot divided by the total lot area. Ex: A 3,000 sq ft building with a footprint of 2,000 sq ft on a 5,000 sq ft lot has a lot coverage of 40% (2,000/5,000x100) and an FAR of 0.60 (3,000/5,000).</p> <p>➤ Outcome: If yes, your ADU size is in compliance. If no, your plans will not be approved.</p>		Lot Type	Max Floor Area Allowed: Single-Family Lots	Any lot	Detached ADU: 1,000 sq ft	Attached ADU: Size can be up to 800 sq ft OR up to 50% of the primary residence area without exceeding 1,000 sq ft	Any lot with a JADU	Detached ADU: 800 sq ft	Attached ADU: not permitted with a JADU	Attached JADU: 500 sq ft	Lot Type	Max Floor Area Allowed: Multiple-Family Lots	Any lot	Detached ADU: 800 sq ft	Attached ADU: 1,000 sq ft	JADU: not allowed	<input type="checkbox"/>	<input type="checkbox"/>
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17. WHERE CAN I BUILD MY ADU?

ADUs can be separate, detached buildings on the same property, or can be attached to the primary residential building. They can also be created within existing space in the primary residential building.

JADUs must be created within existing space of a single-family dwelling.

Generally, detached ADUs must be in the rear yard and provide 4-foot rear setback and 3-4 foot side setbacks while attached ADUs follow the same setbacks as the underlying zoning district.

See [Section 2](#) and [Section 3](#) of this compendium for more information and refer to [BMC Chapter 17.43](#) for all development regulations of ADUs and JADUs.

ACCESSORY DWELLING UNIT COMPENDIUM

<i>(Comprehensive ADU Checklist Continued)</i>		YES	NO
6. Setbacks. Does your proposed ADU comply with these setback rules?			
Property Type	Location Requirements		
Single-family	<p>Attached ADU: Same setbacks that apply to the main dwelling (Refer to Section 2 of the compendium)</p> <p>Detached ADU:</p> <ul style="list-style-type: none"> - Front setback: same as applies to main dwelling - Side setbacks: 4 ft if lot greater than 40 ft and 10% of lot width when less than 40 ft, but no less than 3 ft. - Rear setback: 4 feet - Rebuilds/conversion may retain existing nonconforming setbacks but may be subject to fire mitigation measures. 		
Multiple-family	<p>Attached ADU: Not applicable as the attached ADU is limited to a conversion of existing nonlivable space.</p> <p>Detached ADU:</p> <ul style="list-style-type: none"> - Front setback: same as applies to main dwelling - Side setbacks: 4 ft if lot greater than 40 ft and 10% of lot width when less than 40 ft, but no less than 3 ft - Rear setback: 4 feet - Rebuilds/conversion may retain existing nonconforming setbacks but may be subject to fire mitigation measures. 	<input type="checkbox"/>	<input type="checkbox"/>
Decks, balconies, & porches	Same setbacks that apply to the main dwelling		
<p>Please note that additional fire safety measures may be required even if the proposed ADU meets the above setback rules. Maintaining a minimum 5-ft setback to any property line is the simplest way to reduce the need for additional fire safety measures.</p> <p>➤ Outcome: If yes, the setbacks for your ADU are in compliance. If no, your plans will not be approved.</p>			
7. Height. Does your proposed ADU comply with these height limits?			
Property Type	Location Requirements		
Single-family	<p>Attached ADU: Same height limit as the main dwelling</p> <p>Detached ADU: Two-story limit, same height limit as the main dwelling (Refer to Section 2 of the compendium)</p>		
Multiple-family	<p>Attached ADU: N/a.</p> <p>Detached ADU: 16 feet maximum per State law</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Any detached ADU less than 16 ft tall (and equal to or less than 800 sq ft) is exempt from lot coverage and Floor Area Ratio. See page 12 for more information on calculating lot coverage and FAR.</p> <p>➤ Outcome: If yes, the setbacks for your ADU are in compliance. If no, your plans will not be approved.</p>			
8. Kitchen & Bathrooms. Does your proposed ADU or JADU comply with these rules?			
<p>Kitchen – ADUs must have a sink, food preparation counter, storage, cabinets, and permanent cooking facilities such as a range or cooktop and oven. JADUs require a small efficiency kitchen with plug-in appliances at a minimum.</p> <p>Bathroom – ADUs require a full bathroom with a sink, toilet, and shower and/or bath facilities. For JADUs, sharing the bathroom with the main residence is permitted; a full or partial bathroom is allowed.</p> <p>➤ Outcome: If yes, your design is in compliance. If no, your plans will not be approved.</p>			



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18. HOW BIG CAN MY ADU BE?

ADUs can be up to **1,000 sq ft** and are limited to 2 stories.

JADUs can be up to **500 sq ft**.

Unrestricted ADUs can be up to **800 sq ft** and are limited to **16 feet in height** if detached.

Refer to question **No. 5** of the ADU Checklist **for** additional **limitations** to the **size** of **ADUs**.

19. WHAT IS AN EFFICIENCY KITCHEN?

Efficiency kitchen refers to a part of a **room equipped** as a **kitchen** that **includes equipment** and appliances necessary **for cooking**, a **food preparation counter**, and **storage cabinets**.

<i>(Comprehensive ADU Checklist Continued)</i>			YES	NO
9. Parking. Does your proposed ADU provide parking OR qualify for an exemption in accordance with these rules?				
Zoning District	Parking Requirement	Exempt Y or N		
R-BA or PD	One off-street space unless within ½ mile of transit	<input type="checkbox"/> <input type="checkbox"/>		
Any other zone	None		<input type="checkbox"/>	<input type="checkbox"/>
JADUs do not require parking				
If you converted a parking structure to an ADU, replacement parking for the main dwelling is not required.				
➤ Outcome: If yes, your design is in compliance. If no, your plans will not be approved.				
SECTION IV. FIRE SAFETY AND EMERGENCY ACCESS Your ADU project will be reviewed for compliance with the California Fire Code (CFC) so that projects are built for safety and ease of access during an emergency. For questions relating to fire requirements and safety, contact the North County Fire Authority (NCFA). (650) 991-5741			YES	NO
10. Fire Sprinklers. Is the primary residence or main building protected by fire sprinklers?			<input type="checkbox"/>	<input type="checkbox"/>
➤ Outcome: If yes, the ADU must have a fire sprinkler system.				
11. Fire Sprinklers and attached ADUs. Is the project an attached ADU AND does the proposed addition and/or alterations exceed 50% of the existing floor area?				
Section 15.44.080 of the BMC requires that when additions or alterations made to an existing building fall within the requirements of BMC Section 15.08.140 , an automatic fire sprinkler system shall be provided for the entire building.			<input type="checkbox"/>	<input type="checkbox"/>
➤ Outcome: If yes, both the main building and ADU are required to have a fire sprinkler system.				
12. ADU Address. Does the ADU have its own address and is it visible from the street?				
Address numbers shall: <ul style="list-style-type: none"> - be legible and in a position that is plainly visible from the street - contrast with their background - be Arabic numerals or alphabetic letters and can't be spelled out - be permanently attached; non-moving - be at least 4 inches in height with a minimum stroke of ½ inches 			<input type="checkbox"/>	<input type="checkbox"/>
The Building Official or Fire Marshal may mandate additional requirements.				
➤ Outcome: If no, please complete an Address Assignment/Change Request form online after you apply for a Building Permit.				
13. ADU Access. Is the entire proposed ADU within 200 ft of the street curb when measured along a 3-ft clear path to all sides of the ADU?				
On the Site Plan for plan submittal, show the distance along the minimum 3-ft clear path from the front property line to the ADU's farthest exterior side or projection, whichever is farthest.			<input type="checkbox"/>	<input type="checkbox"/>
➤ Outcome: If no, your project may require additional fire safety measures. Contact NCFA. (650) 991-5741				
14. Fire Hydrant Proximity. Are all exterior walls of the ADU within 400 ft of a fire hydrant?				
On the Site Plan Vicinity Map for plan submittal, mark one or more locations of fire hydrants closest to the project. Indicate the distance from the hydrant(s) to the farthest exterior wall of the ADU, using the minimum 3-foot clear path of travel.			<input type="checkbox"/>	<input type="checkbox"/>
➤ Outcome: If no, your project may require additional fire safety measures. Contact NCFA. (650) 991-5741				



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20. ARE ADUS REQUIRED TO HAVE THEIR OWN ADDRESS?

Yes, ADUs and JADUs **must have** an **address** assigned to it as **part** of the **building permit** process. This is to **assist emergency personnel** when responding to the property. Planning staff will require that you submit an [Address Assignment/Change Request](#) form prior to issuing your building permit.

21. WILL MY PROPERTY TAXES INCREASE IF I BUILD AN ADU?

Yes, but the main **structure** will **not** be **reassessed** and the base **assessment** of the main structure will **not** be **affected**. Your **taxes** will **increase based** on the **value** of the **ADU**, just the same as if you were to build an addition to your home.

For more information, visit <https://www.smcacre.org/post/accessory-dwelling-unit>

ACCESSORY DWELLING UNIT COMPENDIUM



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<i>(Comprehensive ADU Checklist Continued)</i>		
<p>15. Hydrant Water Flow. A minimum water flow of 1,000 gpm at 20 psi for a duration of one hour is required by CFC for one and two-family dwellings.</p> <p>NCA may request water flow information to be provided and if the above standard is not met additional fire safety measures, such as fire sprinklers or improvements to the water supply, will be required.</p>	N/A	
SECTION V. OTHER APPROVALS REQUIRED	YES	NO
<p>16. Brisbane Acres. Is the proposed ADU within the R-BA Brisbane Acres Residential zoning district?</p> <p>➤ Outcome: If yes, your project requires an ADU Permit from the Planning Division in addition to a Building Permit.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>17. Encroachment Permit. Does the proposed ADU require any work in the public right of way?</p> <p>➤ Outcome: If yes, your project requires a Grading Permit from Public Works in addition to a Building Permit.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18. Grading Permit. Does the proposed ADU require any excavation in excess of 5 cubic yards?</p> <ul style="list-style-type: none"> - If your project creates new pavement surfacing for a private road, parking lot, or travelway, a Grading Permit is required. - A Truck Haul Permit is required for the movement of any excavated or fill material in excess of 50 cubic yards to or from any property in the city per BMC Section 15.01.205. <p>➤ Outcome: If yes, your project requires a Grading Permit from Public Works in addition to a Building Permit.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>19. Tree Removal. Will constructing the ADU require removal of a tree?</p> <p>BMC Section 12.12.050.B requires that a protected tree may be removed following the granting of a permit by the Community Development Director. A Non-protected Mature Tree may be removed, subject to certain requirements, following the filing of a 7-Day Notice by Owner to the City. Juvenile trees do not need a permit to remove.</p> <p>➤ Outcome: If yes, please see the City's rules for Private Tree Regulations. https://www.brisbaneca.org/cd/page/tree-removal-and-landscaping</p>	<input type="checkbox"/>	<input type="checkbox"/>

If you have specific questions for your project, please contact the appropriate department:

BUILDING DIVISION

(415) 508-2120 | building@brisbaneca.org
<https://www.brisbaneca.org/building>

PLANNING DIVISION

(415) 508-2120 | planning@brisbaneca.org
<https://www.brisbaneca.org/cd/page/planning>

PUBLIC WORKS

(415) 508-2130 | cityengineer@brisbaneca.org
<https://www.brisbaneca.org/publicworks>

NORTH COUNTY FIRE AUTHORITY

(650) 991-5741 | cpreston@northcountyfire.org
<https://northcountyfire.org>

22. HOW DO I APPLY FOR A PERMIT TO BUILD AN ADU OR JADU?

The building permit **application** process is all **digital**. No hard copy applications are accepted. When ready, you may **apply online** for a Building, Planning, and/or Public Works permit at:

BUILDING:

<http://greenvue.csgengr.com/brisbane2/public/FrmAccountSelection.aspx>

PLANNING:

<https://www.brisbaneca.org/cd/webform/electronic-planning-application>

PUBLIC WORKS:

<https://www.brisbaneca.org/publicworks/page/public-works-permits>

23. HOW LONG WILL IT TAKE TO GET MY BUILDING PERMIT?

Plan check **review** is typically **15 business days** unless your plans require revisions. Each **resubmittal review** cycle is also **15 business days**.

The **need** for a **permit** from **Planning** or **Public Works** may **delay** issuance of a **building permit**.

6

NEED SOME INSPIRATION OR WANT TO CHECK OUT OTHER RESOURCES?

If you're having trouble getting started, investigate the following links and helpful resources available online.

Visit: <https://secondunitcentersmc.org/how/> for a step-by-step guide to start the design process, guidance through the construction process, and tips for moving-in. The Second Unit Center is a County of San Mateo Home for All program that provides information and tools to make it easier for homeowners to build second units, helping increase the housing supply in the County.

To get an idea of the potential construction costs and rent revenues, check out their [ADU calculator](#).

In addition to their website, the [Second Unit Center](#) developed a workbook and inspiration guide to help residents with the dream of building an ADU.

- Second Unit Idea Book
<https://secondunitcentersmc.org/wp-content/uploads/ADU-Idea-Book-FINAL-ONLINE-VERSION.pdf>
- Second Unit Workbook
<https://secondunitcentersmc.org/wp-content/uploads/Second-Unit-Workbook-FINAL-ONLINE.pdf>

LINKS

- [California Department of Housing and Community Development: Second Unit Resources](#)
- [Links to general standards for each jurisdiction in San Mateo County](#)
- [Department of Consumer Affairs Contractors State License Board: Information on the status of a contractor's license and tips on hiring a builder](#)
- [HIP Housing – Home sharing program that matches two or more unrelated people](#)
- [Housing Authority Landlord Incentive Programs](#)
- [Symbium Build - ADU Visualizer](#)

CITY RESOURCES

- [Building an Accessory Dwelling Unit in Brisbane](#)
- [Planning Applications, Checklists, and Handouts](#)
- [Building Handouts and Forms](#)
- [Brisbane Municipal Code](#)



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24. Does my ADU require solar panels?

Yes, but only for new detached ADUs. Solar photovoltaic systems **shall be installed** on **new residential buildings** in compliance with Title 24, Part 6 of the California Code of Regulations, Section 150.1(c)14.

25. I THINK I'D LIKE AN ADU. HOW DO I START?

Consider all the **ways** your second unit **will be used** over the years.

Use [Second Unit Center's calculator](#) to **learn** more about **costs**, rents, and the value of ADUs.

Visit the City's **online ADU resources** to learn about the rules.

Rough-**sketch** a **concept** of the **ADU** you'd like to build and **discuss** it with a **Planner**.