



Permit Ready Accessory Dwelling Unit Program (PRADU Program)

Answers to Consultant Questions / RFP Addendum

- 1. I have a question about the RFP. Could you elaborate on the PRADU building plan sets? Does the City want Construction Documents or conceptual designs that could be made into Construction Documents?**
 - Consistent with other communities that have launched similar programs, the City of Walnut Creek is seeking to create pre-approved ADU model designs with full elevations and architectural details. The intent is to create a Design Model Workbook with building elevations, where an interested applicant can chose the building model and obtain the associated permit-ready construction documents. The RFP deliverables includes both fully designed elevations and associated construction-level plans.

- 2. Would the drawings be limited to floor plans and elevations, or does the City want sections, wiring diagrams, plumbing diagrams, framing details, etc? Could you clarify?**
 - The sheets for the ADU Design Model Workbook will be limited to floor plans and elevations but the sheets for the associated permit ready construction plan sets will need to include all required information necessary to obtain a building permit. In the City of Walnut Creek, Building Plan requirements for new detached ADUs generally follow the [Single-Family Residence Information Bulletin No. IB-006](#). As noted in the bulletin-architectural plans, roof plans, structural plans, HVAC schematics, electrical plans, plumbing plans, calculations, etc. are required. Understanding there are some minor differences for ADUs. Some of the differences are clarified in the less detailed [Building Permit Submittal Requirements for ADUs Bulletin No. IB-003](#), and PV Systems for ADUs handout. The construction plan sets for detached ADUs solicited through this RFP must comply with the linked Bulletins and PV Systems handout (all attached to this RFP Addendum).

- 3. The RFP states that modifications to the scope are encouraged but also that the City seeks to achieve the full scope of work. We are seeking clarification on this relative to the Permit-Ready ADU Program and its respective scope of work (e.g., Architectural Inventory and Initial Report, Council and Commission meetings including 3 DRC meetings, Construction-Level Permit Ready Plans, etc.). Would the City be open to an approach that eliminates these deliverables and instead establishes a program wherein design professionals can apply to have their ADU plans pre-approved? Rather than permit ready plans created by the consultant, this approach would result in crowd-sourced collection of permit-ready plans that are tried and true since they will have already been built in the community.**
 - The intent of the program is to provide free permit-ready plans, which would preclude charging a fee for plan sets that the City intends to pay for. An RFP proposal that eliminates the construction plan deliverables and instead proposes a program where pre-approved plans are available to residents for a fee does not meet the desired criteria.



Permit Ready Accessory Dwelling Unit Program (PRADU Program)

Answers to Consultant Questions / RFP Addendum

- Additionally, the program detailed in the RFP and reviewed by the City Council outlines a method to obtaining pre-approved designs outside of the standard ADU design requirements. Per the City of Walnut Creek ADU Ordinance, the design for all ADUs must be architecturally consistent with the main building, including building form, exterior siding and/or trim, roof form and materials, and window placement/type. The solicitation through this RFP seeks to create a few pre-approved designs that are not required to comply with the design requirement. The exception to the design requirement will be based on the careful review and vetting through the noted DRC meetings and Architectural Inventory. While the City is open to a variety of approaches to accelerate the production of ADUs, the deliverables solicited help to guarantee the ADUs with the allowed exception provide high quality design while respecting the architecture found throughout Walnut Creek.
- 4. What format does the City expect for the materials in scope item E(a) – Website Content? We are wondering whether the consultant needs to build and design a separate website for this work or if the consultant would be providing content for the existing City website?**
- The format would be the latter, to create content for the existing City [Accessory Dwelling Unit](#) (ADU) landing page. This task would include providing text, graphics, and layout design for the existing ADU Page hosted through the City Website. The expectation is for the chosen consultant to create user-friendly website content to illustrate how to use the new resources created through this RFP on the City website.
- 5. Does the consultant need to host the website in scope item E(b) – Web Based Cost Calculator?**
- The expectation is that the consultant host the cost calculator website. The goal is to obtain a cost calculator specific to the City of Walnut Creek with both construction and permitting cost estimates based on the ADU size, type, and bedroom count. See the [ADU calculator for San Mateo County as an example](#).

Attachments

1. [Single-Family Residence Information Bulletin No. IB-006](#)
2. [Building Permit Submittal Requirements for ADUs Bulletin No. IB-003](#)
3. PV System for ADUs



City of Walnut Creek
Development Review Services
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5834 phone (925) 256-3500 fax

Issued August 3, 2011

Information Bulletin No. IB-006

Submittal Requirements for New Single Family Residences

(Submit 5 sets of drawings and 2 sets of all other documents)

Drawings

1. Plot Plan/Title Sheet
 - a. Identification of the address and owner of the property
 - b. Building footprint and projections
 - c. All existing buildings and accessory building footprints
 - d. All trees and their associated drip lines, including trees from adjacent property which have drip lines onto the subject property
 - e. Location and layout of any private sewer disposal system, including septic tank and leach field routing.
 - f. Location of any potable water wells.
 - g. Property lines defining the parcel
 - h. Set Backs
 - i. North arrow
 - j. All Easements
2. Grading and Drainage Plan
 - a. Existing and Proposed Elevation Contours
 - b. Site sections showing toes and tops of slopes
 - c. Pad and Finished Floor Elevations
 - d. Location and details of Retaining Walls
 - e. Drainage System location and Details
3. Architectural Plans
 - a. Floor Plan
 - b. Roof Plan
 - c. Exterior Elevations
 - d. Interior cross sections through the building. Include a minimum of two orthogonal cross sections. Accurate slopes of grade shall be shown on all elevations and building cross sections in the plans.
4. Structural Plans
 - a. Foundation Plan
 - b. Floor Framing Plan
 - c. Roof/Ceiling Framing Plan
 - d. Cross-Sections
 - e. Foundation, floor and roof/ceiling framing details
 - f. Lateral Force Resisting System – Provide complete detailing of shearwalls: Specify locations and lengths on plans. Provide sections or details of shearwall attachments at roof, floor, and foundation locations. Specify sheathing and nailing requirements. Shearwalls shall be designed by a licensed civil or structural engineer or architect in the State of California. Alternatively, conventional light-frame construction may utilize braced wall lines to resist lateral forces. Design shall conform to California Building Code or California Residential Code provisions. Indicate locations of interior and exterior braced wall panel locations and provide panel construction detailing.
5. H.V.A.C. (Schematic)
 - a. Forced Air Unit Location
 - b. Supply and Return Air Registers
 - c. Cooling Equipment Location
 - d. Thermostat Locations
6. Electrical Plan (Schematic)
 - a. Electrical outlets

- b. Switches
 - c. Light fixtures
 - d. Smoke detectors (within new and existing on all floors)
 - e. Sub-panels
 - f. Service panel
 - g. Electrical meter
7. Plumbing Plan (Schematic)
- a. Fixtures and flow rates
 - b. Cleanout locations
 - c. Pipe Sizes

Calculations

1. Title 24 Energy Calculations
- a. Submit complete point system or computer run input and output documents if these methods are used.
 - b. Furnace sizing calculations for new equipment.
 - c. Print Certificate of Compliance forms on drawings and ensure all required signatures are provided.
2. Structural Calculations
- a. Framing
 - b. Foundation
 - c. Lateral (wind and seismic)
3. Manufactured Trusses
- a. Calculations
 - b. Configurations
 - c. Location Plan

Foundation/Soils Report

A foundation/soils report will be required when any of the following conditions apply:

- 1. The site slopes exceed 1V:3H per CBC provisions.
- 2. The engineer or architect incorporates allowable design values higher than that associated with the allowable design values corresponding to Class of Materials Item 5 of CBC Table 1806.2.
- 3. The site is located within an Alquist-Priolo Special Studies Zone.
- 4. The site has a history of soil related problems (e.g., creep, settlement, lateral spreading, etc.).

Waste Management Program

A Construction and Demolition Debris Recycling Plan may be required. Please see the City of Walnut Creek website for applicable projects and additional information: http://www.walnut-creek.org/citygov/depts/cd/building/waste_management.asp

If applicable, a completed Waste Management Plan must be submitted and approved by the City before permit issuance. A final waste management report is required prior to final of a permit.

Codes

Refer to the City of Walnut Creek's Building Division website for the current codes: http://www.walnut-creek.org/citygov/depts/comm_dev/building_div/current_building_codes.asp

Other Items

Outside agency approvals are required. See outside agency listing on Application Summary.



City of Walnut Creek
Development Review Services
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5834 phone (925) 256-3500 fax

**Attachment 2. Building Permit
Submittal Requirements for
ADUs Bulletin No. IB-003**

Revised March 12, 2019

Information Bulletin No. IB-003

Building permit submittal requirements for Accessory Dwelling Units

General Design Requirements

Obtain specific zoning and planning requirements by calling (925) 256-3558 or email dutyplanner@walnut-creek.org for the planner on duty.

Fire sprinkler will not be required for an Accessory Dwelling Units (ADU's) unless the main residence has a fire sprinkler system.

What building division plan reviewers will look for on submitted plans

Separation between units

When an ADU is attached to the main residence Residential code Section R302.3 Two-family dwellings requires the dwelling units in a two-family dwelling to be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating. The code Section states that "fire-resistance rated ... wall assemblies shall extend from the foundation to the underside of the roof sheathing."

- A continuous foundation may be provided under the 1-hour fire-resistance rated wall to meet this extent requirement.
- Alternately a California licensed architect or engineer could use CBC for the code compliance: building code Section 420 requires a fire partition between adjacent dwelling units. Exception 1 to section 708.4 of 2016 CBC, permits omission of a continuous foundation under the fire partition as long as the continuous foundation is not required by structural design and the entire floor assembly above crawl space has minimum 1-hour fire rating.

Air-Borne Sound

Wall and floor-ceiling assemblies separating dwelling units shall provide air-borne sound insulation for walls, and both air-borne and impact sound insulation for floor-ceiling assemblies. The air-borne sound insulation for wall and floor-ceiling assemblies shall meet a sound transmission class (STC) rating of 45 when tested in accordance with ASTM E90.

Floor/Ceiling assemblies between dwelling units shall have an impact insulation class (IIC) rating of not less than 45 when tested in accordance with ASTM E492.

Electrical System

ADU occupants must have ready access to the electrical panel with over-current devices that serve the ADU. The ADU occupants must also have ready access to service the overcurrent devices.

Heating System

If the house has a ducted system, the ADU shall have a separate heating system (and air conditioning system, if provided). Occupants shall have direct access to their heating system for service and repair.

Smoke Alarms and CO detectors

The primary dwelling unit and the ADU shall be equipped with smoke alarms and carbon monoxide detectors per Chapter 3 of the California Residential Code.

Minimum widths, heights and dimensions less than the current California Residential Code allows may be continued in use provided the plans show how the stairway met the building code enforced at the time the house was built. Otherwise follow the requirements in the current California Residential Code:

- Habitable spaces and hallways shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches. See the residential code for exceptions for rooms with sloped ceilings, height above bathroom and toilet fixtures and at beams, girders, ducts or other obstructions.
- Hallways shall be at least 3 feet wide. Habitable rooms except kitchens shall have a floor area of not less than 7 feet in any horizontal dimension and not less than 70 square feet in area.

- New stairs added to an existing building must meet current provisions for rise, run and headroom in the current California Residential Code.
- Basements or sleeping rooms must have a door or a window opening for emergency escape and rescue to comply with Chapter 3 of the California Residential Code. The window sill height must be 44 inches or less above the floor.
- Each dwelling unit must have not less than one egress door. The egress door shall be side-hinged, and shall provide a clear width of not less than 32-inches. The clear height of the door opening shall not be less than 78 inches.

Natural Light and Ventilation

Every habitable room shall have at least one window facing directly to the outside except where an approved ventilation device is provided. The openable window area in every habitable room shall meet the requirements of Chapter 3 of the California Residential Code.

Energy

Specify insulation at ceiling, floor or exterior walls to the current California Energy Code standards.
New windows or doors must meet current California Energy Code requirements for energy conservation.

Utility Connections

Water

Applicant contact the Water Purveyor to review to see if a single service can be used. They will also determine if an existing service will need to be up-sized.

Sanitary Sewer

Applicant contact the sanitary utility to determine whether applicants have the option of connecting the ADU to the existing sanitary sewer system connection or of requiring a separate connection for the ADU. If a separate connection is made, the sanitary district will require a permit and connection fees.

Gas and Electricity

Applicant contact the serving utility to determine whether applicants have the option of connecting the ADU to the existing system connection or of requiring a separate connection for the ADU.

Other

Addresses

The City's Planning Division will issue an address for the newly created ADU, (following approval of a final site visit for the building permit) using the main dwelling unit and street address with the letter "A" to designate the separate unit.

"Illegal" Accessory Units

Property owners may use the procedures and standards of this guide to legalize existing ADUs that were constructed without a building permit.

County Assessment and Taxation

Property taxes are not assessed or collected by the City of Walnut Creek. Applicants consult the county assessor's office to determine how property taxes may be affected by the addition of an ADU to the property.

Drawings (Submit 4 sets of drawings and two sets of all other documents)

1. Plot Plan/Title Sheet
 - a. Identification of the address and owner of the property
 - b. Proposed second unit building footprint and projections
 - c. All existing buildings and accessory building footprints
 - d. All trees and their associated drip lines, including trees from adjacent property which have drip lines onto the subject property
 - e. Location and layout of any private sewer disposal system, including septic tank and leach field routing.
 - f. Location of any potable water wells.
 - g. Property lines defining the parcel
 - h. Set Backs
 - i. North arrow
 - j. All Easements
 - k. Project Data Block which provides the allowable area calculations per zoning.
2. Architectural Plans
 - a. Floor Plan showing existing residence and proposed second unit residence

- b. Roof Plan
 - c. Exterior Elevations
 - d. Interior cross sections through the building. Include a minimum of two orthogonal cross sections through addition.
 - e. Accurate slopes of grade shall be shown on all elevations and building cross sections in the plans.
3. Structural Plans
- a. Foundation Plan (include size and spacing of existing anchor bolts and provide details of existing cripple wall bracing)
 - b. Floor Framing Plan
 - c. Roof/Ceiling Framing Plan
 - d. Cross-Sections. A minimum of two cross sections must be provided. One must be through both the addition and the existing to clarify the way in which the addition will be supported by the existing portion of the building.
 - e. Foundation, floor, roof, and ceiling framing details
 - f. Lateral Force Resisting System – Provide complete detailing of shearwalls: Specify locations and lengths on plans. Provide sections or details of shearwall attachments at roof, floor, and foundation locations. Specify sheathing and nailing requirements. Shearwalls shall be designed by a licensed civil or structural engineer or architect in the State of California. Alternatively, conventional light-frame construction may utilize braced wall lines to resist lateral forces. Design shall conform to California Building Code or California Residential Code provisions. Indicate locations of interior and exterior braced wall panel locations and provide panel construction detailing.
4. H.V.A.C. (Schematic)
- a. Forced Air Unit Location
 - b. Supply and Return Air Registers
 - c. Cooling Equipment Location
 - d. Thermostat Locations
5. Electrical Plan (Schematic)
- a. Main electrical meter(s) location(s)
 - b. Service entrance panel(s)
 - c. Sub-panels
 - d. Electrical outlets
 - e. Switches
 - f. Light fixtures
 - g. Smoke detectors (within the new second unit and within the existing single family residence)
 - h. Carbon Monoxide detectors (within the new second unit and within the existing single family residence)
6. Plumbing plan (Schematic)
- a. Sewer main
 - b. Laterals and the point of connection to the sewer main
 - c. Lateral cleanouts
 - d. Fixtures
 - e. Cleanout locations
 - f. Pipe Sizes

Calculations

1. Title 24 Energy Calculations
 - a. Submit complete point system or computer run input and output documents if these methods are used.
 - b. Furnace sizing calculations for new equipment.
 - c. Print Certificate of Compliance forms on drawings and ensure all required signatures are provided.
2. Structural Calculations
 - a. Framing
 - b. Foundation
 - c. Lateral (wind and seismic)
3. Manufactured Trusses
 - a. Calculations
 - b. Configurations
 - c. Location Plan

Foundation/Soils Report

A foundation/soils report will be required when any of the following conditions apply:

- The site slopes exceed 1V:3H per CBC provisions.
- The engineer or architect incorporates allowable design values higher than that associated with the allowable design values corresponding to Class of Materials Item 5 of CBC Table 1806.2.
- The site has a history of soil related problems (e.g., creep, settlement, lateral spreading, etc.).

Waste Management Program

A Construction and Demolition Debris Recycling Plan may be required. Please see the City of Walnut Creek website for applicable projects and additional information: http://www.walnut-creek.org/citygov/depts/cd/building/waste_management.asp

If applicable, a completed Waste Management Plan must be submitted and approved by the City before permit issuance. A final waste management report is required prior to final of a permit.

Codes

Refer to the City of Walnut Creek's Building Division website for the current codes: http://www.walnut-creek.org/citygov/depts/comm_dev/building_div/current_building_codes.asp

Attachment 3. PV System for ADUs

(New) Detached ADU, Is PV system mandatorily required?

New Section **150.1(c)14**
2019 California Energy Code
Photovoltaic Requirement

What is section 150.1(c)14?

14. **Photovoltaic Requirements.** All low-rise residential buildings shall have a photovoltaic (PV) system meeting the minimum qualification requirements as specified in Joint Appendix JA11, with annual electrical output equal to or greater than the dwelling's annual electrical usage as determined by Equation 150.1-C:

**EQUATION 150.1-C
ANNUAL PHOTOVOLTAIC ELECTRICAL OUTPUT**

$$kW_{PV} = (CFA \times A)/1000 + (ND_{well} \times B)$$

where:

kW_{PV} = kWdc size of the PV system

CFA = Conditioned floor area

NDwell = Number of dwelling units

A = Adjustment factor from Table 150.1-C

B = Dwelling adjustment factor from Table 150.1-C



What is required for 1000 sq ft detached ADU?

TABLE 150.1-C
CFA AND DWELLING ADJUSTMENT FACTORS

CLIMATE ZONE	A - CFA	B - DWELLING UNITS
1	0.793	1.27
2	0.621	1.22
3	0.628	1.12
4	0.586	1.21
5	0.585	1.06
6	0.594	1.23
7	0.572	1.15
8	0.586	1.37
9	0.613	1.36
10	0.627	1.41
11	0.836	1.44
12	0.613	1.40
13	0.894	1.51
14	0.741	1.26
15	1.56	1.47
16	0.59	1.22

EQUATION 150.1-C
ANNUAL PHOTOVOLTAIC ELECTRICAL OUTPUT

$$kW_{PV} = (CFA \times A) / 1000 + (ND_{Dwell} \times B)$$

where:

kW_{PV} = kWdc size of the PV system = 2.013 KW

Annotations: 0.613 (from A), 1.4 (from B), 1000 (denominator), 1.0 (from ND_{Dwell})

Photovoltaic (PV) solar panels (most commonly used in residential installations) come in wattages ranging from about 150 watts to 370 watts per panel, depending on the panel size and efficiency (how well a panel is able to convert sunlight into energy), and on the cell technology.

2013/250 = 8.052

6 Exceptions to section 150.1(c)14

Exception 1 to Section 150.1(c)14: No PV system is required if the effective annual solar access is restricted to less than 80 contiguous square feet by shading from existing permanent natural or manmade barriers external to the dwelling, including but not limited to trees, hills, and adjacent structures. The effective annual solar access shall be 70 percent or greater of the output of an unshaded PV array on an annual basis.


Exception 2 to Section 150.1(c)14: In Climate Zone 15, the PV system size shall be the smaller of a size that can be accommodated by the effective annual solar access or a PV system size required by the Equation 150.1-C, but no less than 1.5 Watt DC per square foot of conditioned floor area.

Exception 3 to Section 150.1(c)14: In all climate zones, for dwelling units with two habitable stories, the PV system size shall be the smaller of a size that can be accommodated by the effective annual solar access or a PV system size required by the Equation 150.1-C, but no less than 1.0 Watt DC per square foot of conditioned floor area.

Exception 4 to Section 150.1(c)14: In all climate zones, for low-rise residential dwellings with three habitable stories and single-family dwellings with three or more habitable stories, the PV system size shall be the smaller of a size that can be accommodated by the effective annual solar access or a PV system size required by the Equation 150.1-C, but no less than 0.8 Watt DC per square foot of conditioned floor area.

Exception 5 to Section 150.1(c)14: For a dwelling unit plan that is approved by the planning department prior to January 1, 2020 with available solar ready zone between 80 and 200 square feet, the PV system size is limited to the lesser of the size that can be accommodated by the effective annual solar access or a size that is required by the Equation 150.1-C.

Exception 6 to Section 150.1(c)14: PV system sizes from Equation 150.1-C may be reduced by 25 percent if installed in conjunction with a battery storage system. The battery storage system shall meet the qualification requirements specified in Joint Appendix JA12 and have a minimum capacity of 7.5 kWh.

 **contig-u-ous**
/kən'tɪɡjuəs/

adjective

sharing a common border; touching.
"the 48 contiguous states"

Similar: adjacent neighboring adjoining bordering next-door abutting

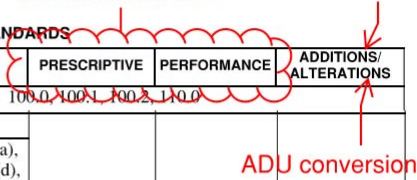
- next or together in sequence.
"five hundred contiguous dictionary entries"

Scope: Section 150.1(c)14

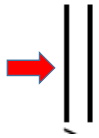
Detached New construction, ADU Attached ADU

TABLE 100.0-A—APPLICATION OF STANDARDS

OCCUPANCIES	APPLICATION	MANDATORY	PRESCRIPTIVE	PERFORMANCE	ADDITIONS/ ALTERATIONS
General Provisions for All Buildings					
Low-rise Residential	General	150.0			
	Envelope (conditioned)	110.6, 110.7, 110.8, 150.(a), 150.0(b), 150.0(c), 150.0(d), 150.0(e), 150.0(g), 150.0(q)	150.1(a, c)	150.1(a), 150.1(b)	150.2(a), 150.2(b)
	HVAC (conditioned)	110.2, 110.5, 150.0(h), 150.0(i), 150.0(j), 150.0(m), 150.0(o)			
	Water heating	110.3, 150.0(j, n)			
	Indoor Lighting (conditioned, unconditioned and parking garages)	110.9, 130.0, 150.0(k)			
	Outdoor Lighting	110.9, 130.0, 150.0(k)			
	Pool and Spa Systems	110.4, 150.0(p)	N.A.	N.A.	150.2(a), 150.2(b)
	Solar Ready Buildings	110.10	N.A.	N.A.	N.A.



Exception to Section 150.2(a)



Exception 7 to Section 150.2(a): Photovoltaic systems, as specified in Section 150.1(c)14, are not required for additions.

Section 150.1(b)

(b) **Performance standards.** A building complies with the performance standards if the energy consumption calculated for the proposed design building is no greater than the energy budget calculated for the standard design building using Commission-certified compliance software as specified by the Alternative Calculation Methods Approval Manual.

1. **Newly constructed buildings.** The Energy Budget for newly constructed buildings is expressed in terms of the **Energy Design Rating**, which is based on time dependent valuation (TDV) energy. The Energy Design Rating (EDR) has **two components**, the **Energy Efficiency Design Rating** and the **Solar Electric Generation and Demand Flexibility Design Rating**. The Solar Electric Generation and Demand Flexibility Design Rating shall be subtracted from the **Energy Efficiency Design Rating** to determine the **total Energy Design Rating**. The proposed building shall separately comply with the **Energy Efficiency Design Rating** and the **Total Energy Design Rating**.

EEDR (Energy Efficiency Design Rating)

SEGFDR (Solar Electric Generation & Demand Flexibility Design rating)

TEDR (Total Energy Design Rating)

$$\text{TEDR} = \text{EEDR} - \text{SEGFDR}$$

Both TEDR and EEDR

Exception to Section 150.1(b)

Exception to Section 150.1(b)1. A community shared solar electric generation system, or other renewable electric generation system, and/or community shared battery storage system, which provides dedicated power, utility energy reduction credits, or payments for energy bill reductions to the permitted building and is approved by the Energy Commission as specified in Title 24, Part 1, Section 10-115, may offset part or all of the solar electric generation system Energy Design Rating required to comply with the Standards, as calculated according to methods established by the Commission in the Residential ACM Reference Manual.



(New) Detached ADU, Is PV system mandatorily required?

- Technically Not required if performance approach is used.
- Check EEDR (Energy Efficiency Design Rating)
- Check TEDR (Total Energy Design Rating)
- Practically, might be very challenging for TEDR compliance

PV installation requirement

R324.3 Photovoltaic systems. Photovoltaic systems shall be designed and installed in accordance with Sections R324.3.1 through R324.7.1 and the *California Electrical Code*.

R324.4 Rooftop-mounted photovoltaic systems. Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be designed and installed in accordance with this section.

R324.7 Ground-mounted photovoltaic systems. Ground-mounted photovoltaic systems shall be designed and installed in accordance with Section R301.

PV for ADU

- Newly constructed detached ADU requires PV installed (CEC 150.1(c) 14), except effective solar access area <80 sq. ft
- PV not required for the following ADUs: Attached ADU, ADU converted from existing space (attached or detached)
- Required PV system can be installed on the ADU, on the ground or the main house of the same site. PV design package shall be submitted along with ADU permit application!
- What about detached ADU with performance approach? Possible in theory, but impossible due to the size limit.