



City of Chico Pre-Approved Accessory Dwelling Unit Program Homeowner's Guide



Dear ADU Home Builder,

Congratulations on your pursuit to construct an ADU. Whether the ADU is a source of rental income, expanded accommodations for family or friends, it is an additional living environment and an important source of housing for someone. This advisory is intended to help guide you through the process of constructing your ADU in compliance with building, health and safety codes. We have provided this step-by-step guide to assist you in utilizing the City's preapproved plans and getting underway with construction of your new ADU home addition.

Hold Harmless Acknowledgement

- You as the user of the City's preapproved plans must agree to release, hold harmless and indemnify the City of Chico and the designer of the ADU plans from any and all claims, liabilities or damages arising out of the use of the ADU construction documents.

Fire Sprinklers

- The preapproved plans do not have fire sprinklers. However, if the main unit has fire sprinklers, or if the ADU is located more than 400 feet from a fire hydrant, you will be responsible for having a fire sprinkler system designed and installed in the ADU.

Solar Energy

- The California Solar Initiative went into effect on January 1, 2020 requiring solar energy on all residential buildings. This means that solar photovoltaic collectors will be required for the ADU. The collectors may be installed on the roof, detached in the yard or on the roof of the main residence. If the property has lots of trees and no solar access, exceptions to this requirement may apply. Please check with the Building Department for an exception if you believe your property has excessive tree canopy coverage and limited solar access.

Home Energy Rating System

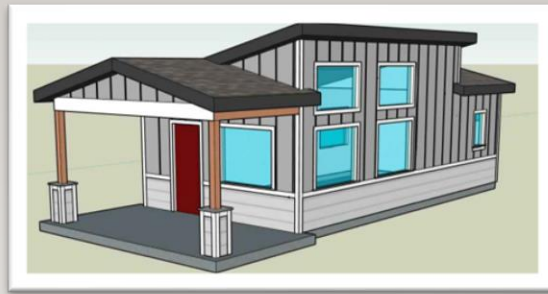
- Home Energy Rating System (HERS) calculations for the ADU will be required. This means that a HERS rater will need to prepare and certify the energy use calculations and upload them to the Calcerts program prior to issuance of a Certificate of Occupancy for the ADU.

Building and Related Fees

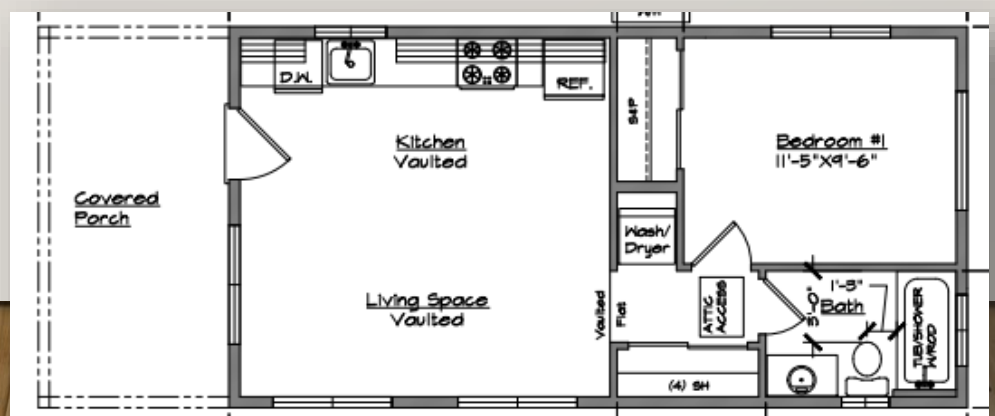
- Several fees will be required including building inspection, school fees, address assignment, storm water, erosion control, and the like. Fee estimates for the pre-approved ADU plans for each unit size (496sf, 599sf, and 749sf) have been attached to provide a rough estimate of the total Building Permit fees.



STEP-BY-STEP GUIDE IN UTILIZING THE PRE-APPROVED ADU PLANS



- 1. Pre-project Planning:** Constructing an ADU is the same as building a new home and all the financial implications and obligations that go with it. Construction costs, debt service, rental income and ultimately the breakeven point are all important financial considerations. Identifying a developable area to locate the ADU on your property, choosing the size and design of the ADU, and envisioning the “fit” of the ADU on the property, access requirements, and functionality are critically important factors for your wellbeing and your ADU residents. As a good neighbor policy, it is recommended that you share your plans for your new ADU with your neighbors to see if any concerns for privacy, tree or landscape removal, or driveway access can be addressed.
- 2. Choose a Preapproved ADU Plan:** There are a total of 14 different ADU plan variations in different architectural designs. One-story ADU plans are offered in three different sizes: 496, 599 and 749 square feet. The newest addition to the ADU catalog is a 2-story plan with a living area of 599 square feet situated above a garage. Floor plans are also available in reversed or flipped plans and those that incorporate accessible universal design features with wider doorway widths and larger bathrooms for increased accessibility. Browse the [Pre-Approved ADU Design Catalog](#) on the City’s ADU webpage to review and download copies of these plans. This catalog should help you envision the how the new ADU will fit and function on your property, including the locations of window and door openings.



STEP-BY-STEP GUIDE IN UTILIZING THE PRE-APPROVED ADU PLANS



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3. *Site Plan Preparation:* You are responsible for preparing a site plan drawn to scale (1" = 10', or 20', 1/8" or 1/4") on 11x17" (or larger) size paper showing the accurate location and dimension of boundaries of your property and all buildings, trees, landscaping, paving, sidewalks, accessways, driveways and driveway cuts. An erosion control plan with or on the site plan showing the existing/proposed drainage patterns, runoff control, revegetation, and best management practices is required. Please see the site plan checklist and erosion control plan checklist at the following link: <https://chico.ca.us/post/storm-water-management>.
 4. *Site Plan Review and Approval:* The site plan will need to be submitted in person to the Building Division. The plan will be reviewed for conformance with City codes and regulations. Any missing information including comments/corrections will need to be addressed. An ADU Site Plan review application fee of \$749.00 will be required upon submittal of the site plan. Once the site plan review is completed you will be notified that you can apply for a Building Permit.
 5. *Building Permit:* The application for a Building Permit can be made by you as the homeowner or your selected building contractor. All applicable fees including building inspection, addressing, school fees, and engineering fees will be required (please see the Attached sample fee worksheet for an estimate of applicable Building Permit fees). Once the fees have been paid you will be issued a full set of ADU construction plans and documents. The application for a Building Permit can be found [HERE](#). *** Please note: Per the earlier advisory, solar energy will be required on all ADUs unless there is no solar access due to tree coverage. Fire sprinklers will also be required if the main residence has fire sprinklers. The cost for the preparation of these plans is the responsibility of the ADU homeowner and must be included with the Building Permit application prior to approval of the Building Permit.

STEP-BY-STEP GUIDE IN UTILIZING THE PRE-APPROVED ADU PLANS



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6. *Begin Construction:* Building inspections can be scheduled online at the following link: <https://chico.ca.us/post/schedule-inspection> with a minimum of 48-hours' notice. Please be considerate of your neighbors for any disruption caused by your ADU construction. The allowable hours of construction are 8:00 a.m. to 6:00 p.m. Monday through Sunday. Please remember to maintain all erosion control devices in working order during rain events.
 7. *Final Inspection and Certificate of Occupancy:* Arrangements for your final inspection can be made in the same way as your regular building inspections. ***Please note: Per the earlier advisory, HERS calculations and registration through Calcerts will be required for all ADUs. The costs for a certified professional to perform the HERS (Home Energy Rating System) conservation tests and prepare energy calculations for registrations into the Calcerts system shall be the responsibility of the ADU homeowner and must be completed prior to issuance of a Certificate of Occupancy.

**Congratulations, we wish you the best of luck
and enjoyment with your new ADU!**



PERMIT TREE

Chico, CA

PERMIT NUMBER

PROD23-00024

PERMIT TREE

PERMIT NO		PERMIT TYPE	DESCRIPTION	
SUB-PERMIT		STATUS	APPLIED	ISSUED
SUB-PERMIT		FEES CHARGED	FEES PAID	BALANCE DUE
SUB-PERMIT		JOBVALUE	OWNER	
PROD23-00024		PRODUCTION	(N) ADU 496/128 (CHICO, ONE MILE, VECINO, ESPLANADE, HONEY RUN)	
		CLONE	04/11/2023	
		\$4,573.85	\$0.00	\$4,573.85
		\$64,869.60		
E23-01386		ELECTRICAL RESIDENTIAL	REQUIRED SOLAR AT LEAST 2.01 KWDC / UNDER 10 KW	
		CLONE	06/21/2023	
		\$289.00	\$0.00	\$289.00
		\$10,000.00		
ENGSSA23-00145		SEWER APPLICATION	(N) ADU 496/128	
		CLONE	06/21/2023	
		\$245.00	\$0.00	\$245.00
		\$0.00		
ENGSW23-00100		STORM WATER	(N) ADU 496/128	
		CLONE	06/21/2023	
		\$369.00	\$0.00	\$369.00
		\$0.00		
TOTAL of ALL FEES				
PERMITS	FEES CHARGED	FEES PAID	BALANCE DUE	JOBVALUE
4	\$5,476.85	\$0.00	\$5,476.85	\$74,869.60

*Initial fees due to begin plan review \$745.00

1. Fire Sprinklers may be required (\$615.00)
2. Sewer fees will be required if Main house is not connected to Sewer. (Prices vary)
3. School fees (paid to CUSD) required \$4.49 per SF (\$2,227.04)

*Estimate Only



PERMIT TREE

Chico, CA

PERMIT NUMBER

PROD23-00033

PERMIT TREE

PERMIT NO		PERMIT TYPE	DESCRIPTION	
SUB-PERMIT		STATUS	APPLIED	ISSUED
SUB-PERMIT		FEES CHARGED	FEES PAID	BALANCE DUE
SUB-PERMIT		JOBVALUE	OWNER	
PROD23-00033		PRODUCTION	(N) DETACHED ADU 599/63 (MANZANITA, HOOKER OAK, OLEANDER, SYCAMORE)	
		CLONE	06/21/2023	
		\$4,596.36	\$0.00	\$4,596.36
		\$73,962.95		
E23-01387		ELECTRICAL RESIDENTIAL	REQUIRED SOLAR AT LEAST 2.04 / UNDER 10 KW	
		CLONE	06/21/2023	
		\$289.00	\$0.00	\$289.00
		\$10,000.00		
ENGSSA23-00146		SEWER APPLICATION	(N) DETACHED ADU 599/63	
		CLONE	06/21/2023	
		\$245.00	\$0.00	\$245.00
		\$0.00		
ENGSW23-00101		STORM WATER	(N) DETACHED ADU 599/63	
		CLONE	06/21/2023	
		\$369.00	\$0.00	\$369.00
		\$0.00		
TOTAL of ALL FEES				
PERMITS	FEES CHARGED	FEES PAID	BALANCE DUE	JOBVALUE
4	\$5,499.36	\$0.00	\$5,499.36	\$83,962.95

*Initial fees due to begin plan review \$745.00

1. Fire Sprinklers may be required (\$615.00)
2. Sewer fees will be required if Main house is not connected to Sewer. (Prices vary)
3. School fees (paid to CUSD) required \$4.49 per SF (\$2,689.51)

*Estimate Only



PERMIT TREE

Chico, CA

PERMIT NUMBER

PROD23-00035

PERMIT TREE				
PERMIT NO		PERMIT TYPE	DESCRIPTION	
SUB-PERMIT		STATUS	APPLIED	ISSUED
SUB-PERMIT		FEES CHARGED	FEES PAID	BALANCE DUE
SUB-PERMIT		JOBVALUE	OWNER	
PROD23-00035		PRODUCTION	(N) ADU 749/126 (BARBER, SUTTER, STANSBURY, BIDWELL)	
		CLONE	06/21/2023	
		\$4,719.56	\$0.00	\$4,719.56
		\$94,741.85		
E23-01389		ELECTRICAL RESIDENTIAL	REQUIRED SOLAR AT LEAST 2.54 KW / UNDER 10 KW	
		CLONE	06/21/2023	
		\$289.00	\$0.00	\$289.00
		\$10,000.00		
ENGSSA23-00149		SEWER APPLICATION	(N) ADU 749/126	
		UNDER REVIEW	06/21/2023	
		\$245.00	\$0.00	\$245.00
		\$0.00		
ENGSW23-00103		STORM WATER	(N) ADU 749/126	
		CLONE	06/21/2023	
		\$369.00	\$0.00	\$369.00
		\$0.00		
TOTAL of ALL FEES				
PERMITS	FEES CHARGED	FEES PAID	BALANCE DUE	JOBVALUE
4	\$5,622.56	\$0.00	\$5,622.56	\$104,741.85

*Initial fees due to begin plan review \$745.00

1. Fire Sprinklers may be required (\$615.00)
2. Sewer fees will be required if Main house is not connected to Sewer. (Prices vary)
3. School fees (paid to CUSD) required \$4.49 per SF (\$3,363.01)

*Estimate Only



PERMIT TREE

Chico, CA

PERMIT NUMBER

PROD23-00034

PERMIT TREE

PERMIT NO		PERMIT TYPE	DESCRIPTION	
SUB-PERMIT		STATUS	APPLIED	ISSUED
SUB-PERMIT		FEES CHARGED	FEES PAID	BALANCE DUE
SUB-PERMIT		JOBVALUE	OWNER	
PROD23-00034		PRODUCTION	(N) DETACHED ADU 599/599/63 (MANZANITA 2 STORY)	
		CLONE	06/21/2023	
		\$4,894.01	\$0.00	\$4,894.01
		\$102,595.15		
E23-01388		ELECTRICAL RESIDENTIAL	REQUIRED SOLAR AT LEAST 2.13 / UNDER 10 KW	
		CLONE	06/21/2023	
		\$289.00	\$0.00	\$289.00
		\$10,000.00		
ENGSSA23-00148		SEWER APPLICATION	(N) DETACHED ADU 599/599/63 MANZANITA 2 STORY	
		CLONE	06/21/2023	
		\$245.00	\$0.00	\$245.00
		\$0.00		
ENGSW23-00102		STORM WATER	(N) DETACHED ADU 599/599/63 MANZANITA 2 STORY	
		CLONE	06/21/2023	
		\$369.00	\$0.00	\$369.00
		\$0.00		
TOTAL of ALL FEES				
PERMITS	FEES CHARGED	FEES PAID	BALANCE DUE	JOBVALUE
4	\$5,797.01	\$0.00	\$5,797.01	\$112,595.15

*Initial fees due to begin plan review \$745.00

1. Fire Sprinklers may be required (\$615.00)
2. Sewer fees will be required if Main house is not connected to Sewer. (Prices vary)
3. School fees (paid to CUSD) required \$4.49 per SF (\$2,689.51)

*Estimate Only