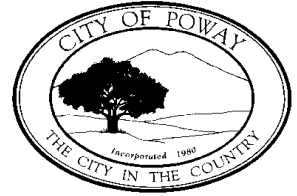


CITY OF POWAY

DEVELOPMENT SERVICES DEPARTMENT



Pre-Approved ADU Policy (Effective 03/04/25)

What is an Accessory Dwelling Unit? An accessory dwelling unit (ADU), defined in Government Code Section 65852.2, refers to an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence.

A pre-approved ADU Policy has been established in accordance with the Government Code 65852.27 as follows:

Initial Submittal

Architects wishing to submit an ADU plan for pre-approval may do so by applying for a standard building permit including the following:

- Submit all application materials and standard fee for building permit through the City's online portal
- Plan review will be completed within 60 days after receiving a complete application.

After Pre-Approval

After an Architect successfully completes the review process for the proposed pre-approved ADU plan, the availability of the pre-approved ADU plan will be posted on the City's website with contact information for the Architect.

Applicants

While the City has not yet received any application for pre-approval of ADU plans, if future plans are pre-approved, the following information will be required from applicants as a part of their building permit application:

- Proposed ADU must meet the standard of 17.08.180 of the Poway Municipal Code.
- ADUs must match roof type and architectural character of the original home. Please be sure the pre-approved ADU selected matches the architectural character of your home.
- Submit all application materials and standard fee for building permit through the City's online portal.
- Provide a soils report demonstrating the bearing strength identified in the pre-approved plans is met by the site soils and provide footing recommendations.

Pre-Approved ADU Policy

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- For projects in the very high fire severity zone: Applicants are required to show landscaping around proposed ADUs and receive Fire Department approval of the plan. Plans shall be designed to meet the requirements of the California Building Code Chapter 7a.
- Title 24 calculations are required.
- Truss calculations must be updated with current engineer's registration (if not using conventional construction).
- The Architect that prepared the pre-approved plans must authorize use of the plans for your project and may charge an associated fee.
- Grading requires a grading permit including plans prepared by the licensed Civil Engineer.
- Plan review will be expedited to be completed within 30-days after receipt of a complete permit application in accordance with State law.