



Pre-Approved ADU Construction Guide

**Pre-Approved ADU
Construction Guide**
Effective: January 1, 2023
By: Chief Building Official
For Public Use

City of Concord | Community Development Department | Building Division
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This guide provides additional information to assist applicants and contractors during the construction of ADU's utilizing the City *Pre-Approved ADU Plans*.

Project Management

- The *Pre-Approved ADU Plans* are not step-by-step instructions. If you are not an experienced builder you should hire a licensed contractor to construct the ADU
- If the ADU electrical panel is a sub-panel served by the primary residence with a main service panel of at least 225amps, then the 225amp electrical panel specified on the ADU plans may be reduced to a size with sufficient capacity for the electrical load of the ADU
- Contact PG&E as soon as possible if an electrical service upgrade is required. They can have long lead times that may delay your project if not addressed early on
- You must provide an Electric Heat Pump HVAC and Electric Heat Pump Water Heater as specified in the energy calculations located on the "T24" sheets of the plan set. Alternate HVAC and Water Heater systems types are not permitted
- For Plan 5 and Plan 6, you must provide a Solar Photovoltaic system sized as specified in the energy calculations located on the "T24" sheets of the plan set. Solar must be installed and operational prior to occupancy. Plan 1, Plan 2, Plan 3, and Plan 4 are exempt from the solar requirement.

Truss Designer/Manufacturer

The following is information that should be provided to the truss designer/manufacturer to help ensure proper truss designs:

- Specify which Style (Spanish, Craftsman, etc.) and any Options (Optional Entry or Sliders per plan) that you have selected (this is the same as what you selected on your *Pre-Approved ADU Application Form*)
- Specify if you are eliminating all scissor trusses from design, and if so they are to be replaced with common roof trusses with flat ceilings at an 8'1" elevation.
- Specify truss blocking must NOT have vent holes
- Specify 2x blocking called out on detail 32/AD-903, AD-904, AD-905 & AD-906 may be omitted. Truss blocking per 13/S-421 to be provided
- If you selected Spanish style, the rafter tails must be 2x6 shaped per detail 32/AD-903

Alternate Materials or Detailing

Unless specifically noted below, if you wish to deviate from the *Pre-Approved ADU Plans* a separate alteration Building Permit must be obtained prior to making changes in construction.

The following are allowable alternate materials or detailing that are optional to implement and do not require an alteration Building Permit:

- The ADU may be oriented in any direction and the plan layout may be mirrored (flipped) either direction. This must be shown on your approved site plan.

- All scissor trusses may be eliminated and replaced with common roof trusses with flat ceilings at an 8'1" elevation.
- Alternate non-corrosive materials may be substituted where copper flashing or pans are specified
- "H1" truss to top plate connectors may be placed on the interior side of wall if there is not a truss joint where connecting
- "A35" truss or truss blocking to top plate connectors may be replaced with LTP4 connectors placed horizontally on the exterior side of wall
- Furring strips specified behind exterior wall finishes can be omitted if direct attachment is allowed by the manufacturer's installation instructions (furring strips are recommended as they provide better long term performance of exterior wall finishes but they are not required by code)
- Flooring, shower/tub enclosure, and paint colors may vary from those specified in the plans
- HVAC interior fan locations may be adjusted within the same room
- Doors specified as 2'-10" may be replaced with 3'-0" doors (verify fit between finish walls)
- Location of attic access opening may be adjusted with Building Inspector approval
- Hose bibs may be relocated