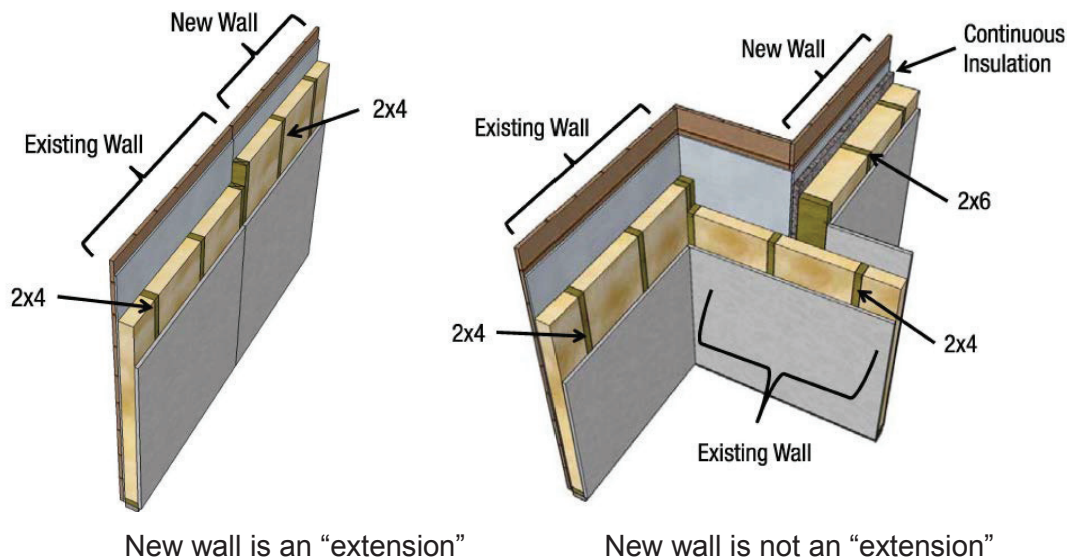


Figure 9-1: Wall Extension



9.3.5 Accessory Dwelling Units (ADUs)

The California Department of Housing and Community Development defines accessory dwelling units as:

“ . . . an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. An ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.





State legislation that took effect on January 1, 2017, gave more flexibility to build ADUs, sometimes called “granny” or “in-law” units. For compliance, an ADU may be treated as an addition or may be a new dwelling unit. See Figure 9-2 to determine the compliance requirements. Although the Energy Standards that apply to the ADU may be the same as an addition, this may not be the same for other parts of Title 24. Check with your local building department to confirm applicable requirements.

ADU compliance requirements are based on the associated Energy Code classification as either an addition to an existing residence or as a new building, as shown in Figure 9-2. An ADU may comply using any of the prescriptive or performance method options available for other residential additions or new buildings plus meeting applicable mandatory measures.

- A. If the ADU shares common walls with the existing dwelling unit and is newly constructed, some of the walls may be wall extensions (Section 9.3.4).
- B. If the ADU shares no common walls with the existing dwelling unit (detached) and is converting an existing unconditioned structured into conditioned space, an exception to the requirement for continuous insulation is available for walls where existing exterior siding (or cladding) is not removed.
- C. If the ADU shares common walls with the existing dwelling unit and is converting an attached unconditioned space into conditioned space, the existing walls of the new ADU may meet an exception to the requirement for continuous insulation if exterior siding is not removed.

D. If the ADU shares no common walls with the existing dwelling unit (detached) and is a new structure, this is a newly constructed residential building.

Figure 9-2: ADU Types

 <p>Addition: Converting existing unconditioned space, attached to existing home. Walls may qualify as “existing wall with siding.” (See Section 9.3.4 for wall exceptions.)</p>	 <p>Addition: Converting existing unconditioned space, detached from existing home. Walls may qualify as “existing wall with siding.” (See Section 9.3.4 for wall exceptions.)</p>
 <p>Addition: Newly constructed, attached to existing home. One or more walls may qualify as wall extensions. (See Section 9.3.4 for wall exceptions.)</p>	 <p>New Construction: Newly constructed and detached from existing home.</p>

1. HVAC

When adding an attached ADU to an existing home, the Mechanical Code does not allow return air from one dwelling unit to be discharged into another dwelling unit through a shared heating or cooling system. Systems without ducts are an option.

A system serving an ADU must have its own thermostat. Heating systems must be capable of maintaining 68 °F at a point three feet above the floor and two feet from the exterior walls in habitable rooms. Heating and cooling load calculations will need to be provided per Title 24, Part 6, Section 150.0(h) to verify that any existing and/or new system is properly sized,

Any addition that adds a new dwelling unit must meet all applicable IAQ ventilation requirements of Sections 150.0(o)1C. A detached ADU must meet all applicable IAQ ventilation requirements of Sections 150.0(o)1C. An attached ADU must also meet all requirements if the dwelling units do not share a floor or ceiling. The whole house ventilation airflow is to be based on the square footage of the new dwelling unit.

Local exhaust for bathrooms and kitchens is required for any addition. See Table 9-7 in Section 9.4.2 for a more detailed summary of prescriptive HVAC system requirements for additions.

2019 Energy Code: PV Requirements for ADUs

The 2019 Energy Code PV system prescriptive requirements under Section 150.1(c)14 apply only to newly constructed detached accessory dwelling units (ADUs) for which the permit application was submitted on or after January 1, 2020. Smaller ADUs will require smaller PV systems, or may be exempt from the PV system requirements if they meet Exception 1 to Section 150.1(c)14:

- No PV is required if the effective annual solar access is restricted to less than 80 contiguous square feet by shading from existing permanent natural or man-made 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.

The PV system can be installed on the ADU, or on the main house. In the event that panels are added to an existing PV system to satisfy the PV system requirements for the ADU, those additional panels must be part of the ADU's permit application.

The PV system requirements do not apply to alterations or additions to existing homes, including detached additions where an existing detached building is converted from unconditioned to conditioned space (this is an addition per the Energy Code definitions).

Note: Energy Code requirements, including the PV requirements, do not apply to mobile home ADUs, which are subject to Title 25, not Title 24.

2019 Energy Code: Updated Cool Roof Brochures

The CEC has published two new brochures on the 2019 Energy Code – *Low-rise Residential Cool Roofs* and *Nonresidential, High-rise Residential, Hotel and Motel Cool Roofs*. These brochures are available for download from the **Online Resource Center Envelope** web page.

These brochures include information on the following requirements for cool roofs:

- Solar reflectance and thermal emittance
- Solar reflectance index
- Mandatory labeling requirements
- Prescriptive requirements
- Code triggers for roof alterations
- Exceptions to the requirements

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2019 Energy Code: Approved Lighting ATTCPs

Lighting controls acceptance test technician certification provider (ATTCP) training has been approved for the 2019 Energy Code. The CEC has approved the lighting controls ATTCP application updates for the 2019 Energy Code from both the California Advanced Lighting Controls Training Program (CALCTP) and the National Lighting Contractors Association of America (NLCAA). CALCTP and NLCAA can train, certify, and recertify lighting controls acceptance test technicians and their employers under the 2019 Energy Code. For more information, visit the **ATTCP web page**.