

Building Code Considerations for Accessory Dwelling Units

(Valid for 2020, Check for Annual Updates)



Property owners contemplating adding or creating an accessory dwelling (ADU) unit on their single-family residential property within the City of Beaverton need to be aware of a number of things. City staff are available to meet informally or through a pre-application meeting prior to design/construction in order to offer feedback, etc.

Land Use and Zoning: Business owners need to verify their proposed ADU is compatible with the zoning of the property. Contact the Planning Division to verify the allowed business uses at the specific property. Please call 503-526-2420. www.BeavertonOregon.gov/Planning

City Development Code: Chapter 40 and Chapter 60 include regulations for ADU's. One ADU is permitted per detached dwelling unit regardless of zoning district. Find these codes online at: www.BeavertonOregon.gov/dc

Building Plan Review and Permits: For information on building permit applications, plan review requirements and fees, etc., please call 503 526 2403. www.BeavertonOregon.gov/Building

State Building Code: The current State Building Code (SBC) includes: The 2017 edition of the Oregon Residential Specialty Code (ORSC); the 2017 Oregon Plumbing Specialty Code (OPSC); the 2017 Oregon Electrical Specialty Code (OESC). To review these codes online, please go to: www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx

BUILDING CODE INFORMATION

The information listed below are specific SBC and some City Development Code References. For more information about how these requirements apply to an ADU, please contact the Building Division, 503-526-2403.

Accessory Dwelling Unit Definition. An ADU is a secondary dwelling and defined as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. ADU's are normal, incidental and subordinate to a detached dwelling. The ADU can be created by conversion of existing living area, attic, basement or required parking; or adding floor area, subject to the limitations of the zoning district in which it is located; or constructing a new structure, attached structure, or manufactured home with an internal or detached accessory dwelling unit. An ADU must be completely separate from the primary dwelling unit (cannot have inter-communicating doors or openings). The ADU shall have a separate exterior entrance or a common internal area accessible to the outside.



A living area is not considered an ADU if it lacks any one of the items that define a dwelling unit; or if the living area is not fully separated from the primary dwelling (i.e., there is a doorway or opening to where the two spaces intercommunicate) or does not have a separate exterior entrance or a common internal area accessible to the outside. If this is the case, it is considered additional living area of the primary residences and is not approved for rent, lease or hire.

Maximum ADU Size. An ADU created by an addition or within the interior of an existing primary dwelling area cannot exceed fifty percent of the gross floor area of the primary dwelling or 800 square feet, whichever is less. See the City Development Code for additional requirements. www.BeavertonOregon.gov/dc

Building Permit Required. A building permit is required for creating an ADU (mechanical, plumbing and electrical permits may also be required). Scaled drawings are required that include (not all may be applicable): Site Plan showing the location of ADU on the property, including distances from property lines and other buildings or structures; Floor Plan showing dimensions, identify all rooms, include existing/new door and window types and sizes, locations of carbon monoxide and smoke detectors, include existing/new walls; Foundation Plan showing foundation dimensions, anchor bolts, any hold-downs and reinforcing, pads, connection details, and vent size(s) and location(s); Cross section(s) and details showing all framing-member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, and roof construction. More than one cross section may be required to portray construction clearly. Details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, thermal insulation, wall covering, etc.); elevation views showing elevations for new construction (minimum of two elevations for additions and remodels; floor/roof framing showing all floor/roof assemblies indicating member sizing, spacing, and bearing locations; beam calculations using current code design values for all beams and joists or any beam/joist carrying a non-

uniform load. Engineer's calculations when required or provided, (i.e., shear wall, roof truss) shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review.

New Construction and Additions. When an ADU is constructed as an addition or separate detached accessory structure, the construction shall comply with the requirements of the Oregon Residential Specialty Code as a two-family dwelling and the City Development Code.

Alterations to the Existing Dwelling. When an ADU is created by converting existing space within the primary dwelling, the construction shall comply with the requirements of the ORSC and City Development Code, except as modified below.

- **Living Unit Separation.** Where existing finished walls and or ceilings are used as part of the separation of the ADU and the primary dwelling unit, they shall be covered with wood lath and plaster or minimum ½-inch gypsum wallboard, in sound condition. Where new walls and or ceilings are created, or where they are not finished, they shall be constructed to meet a listed one-hour fire resistive assembly, including sound insulation requirements. Where the ADU and primary dwelling unit share a common area, doors from each shall be a minimum of 1-3/8-inch solid wood or 20-minute fire-rated.
- **Room Sizes.** Every ADU shall have at least one habitable room (spaces used for living, cooking, eating, and sleeping) with not less than 120 square feet of floor area. Other habitable rooms (except kitchens) shall be no less than 70 square feet of floor area.
- **Ceiling Heights.** All habitable rooms: hallways, toilet and, laundry rooms require a minimum ceiling height of seven feet. Rooms with sloped ceilings require at least 50 percent of the required floor area to have a ceiling height of seven feet and no portion of the required floor area may have a ceiling height of less than five feet. Conversion of existing space may have a minimum ceiling height of not less than 6 feet 8 inches.
- **Light and Ventilation.** All habitable rooms shall have glazed openings of not less than eight percent of the room's floor area, and a minimum openable area to the exterior of four percent of the room's floor area.
- **Emergency Egress.** Sleeping rooms in the ADU are required to have an emergency egress door or window that opens directly to the exterior. The egress openings shall have a minimum net clear opening of 5.7 square feet (5 square feet for windows opens directly at grade level). The minimum clear opening dimensions shall be 24 inches height and 20 inches wide. Emergency egress doors or windows shall be openable without any special knowledge, tool or key.
- **Doors.** The ADU shall have a side hinged exit door that is a minimum of 36-inches wide and 6 foot 8 inches high.
- **Smoke and Carbon Monoxide Alarms.** The ADU and primary dwelling unit shall be equipped with smoke alarms. Where any fuel burning appliance is present, The ADU and primary dwelling unit shall be equipped with carbon monoxide alarms.
- **Energy Conservation.** New construction, additions and spaces not previously heated or cooled are required to meet the SBC energy efficiency requirements. All new doors and windows are required to meet the SBC energy efficiency requirements.
- **Electrical Systems.** The ADU must have access to the electrical service panel. Any electrical work must be performed by a licensed electrical contractor.
- **Heating/Cooling Systems.** The ADU must have a separate heating system (and cooling if provided). A ducted heating/cooling system serving the ADU must be separate from the ducted system serving the primary dwelling. Other non-ducted systems must have separate climate controls for the ADU and the primary dwelling.
- **Plumbing Systems.** The ADU and primary dwelling unit may be served by a common potable water and sanitary sewer system. A common water system requires a separate shut-off for the ADU and primary dwelling, so water can be shut off to one without affecting the other. A three-inch sanitary building drain and building sewer cannot serve more than three water closets. Plumbing work must be performed by a licensed plumbing contractor.
 - **Addresses.** Approved ADU's will be assigned a separate address from the primary dwelling.

Fees. Aside from the various permit fees that will be required, new ADU's must pay system impact fees or System Development Charges (SDC) Fees. SDC* fees can be substantial, and are applicable as follows:

- **Sanitary Sewer:** Applies if the ADU is greater than 1,000 square feet in area or the water meter serving the primary dwelling and ADU is required to be larger than ¾-inch. An ADU that exceeds the thresholds is subject to a sanitary sewer SDC.
- **Transportation Development Tax:** Please contact the Traffic Department at 503-536-2221.
- **Park SDC:** is charged at one-half the single-family rate.
- **School CET:** is charged at the single-family rate when new square footage is added to the dwelling.
- **Water:** applies if a new (separate) meter or larger meter is required.

SDC fees can increase at various times of the year. Check for updated fees.

The information provided is not all inclusive. The details provided serve as an overview of common issues related to the proposed ADU. For more information, please contact the appropriate entity noted above.

Accessibility Information. This information can be made available in alternative formats such as large print or audio tape. To request alternative formats, please call 503-526-2493 or email cddmail@BeavertonOregon.gov and reference Building Division, Code Considerations for Accessory Dwelling Units.