



CITY OF AUBURN

Planning & Public Works Department

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

City of Auburn Preapproved Accessory Dwelling Unit Program Applicant's Guide

Congratulations on your pursuit to construct an ADU. This advisory is intended to help guide you through the process of constructing your accessory home in compliance with building, fire, health and safety codes. The City of Auburn (City) has provided this guide to assist applicants in utilizing the City's preapproved plans and with the construction of new ADU's.

Hold Harmless Acknowledgement

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

Fire Sprinklers

The preapproved ADU plans do not show fire sprinklers. However, if the primary unit on the property is equipped with fire sprinklers, sprinklers are required in the ADU. Applicants are responsible for having a fire sprinkler system designed and installed, as they are not part of this program. Fire sprinkler design is required to be submitted prior to approval of an ADU permit.

Title 24 –Energy Code

Title 24 (energy) calculations for the accessory home will be required. Energy calculations are the responsibility of the applicant. Applicants are responsible for having energy calculations prepared, as they are not part of this program. Energy calculations are required to be submitted prior to approval of an ADU permit, and completed prior to final Certificate of occupancy.

Solar Energy

The California Solar Initiative went into effect on January 1, 2020 requiring solar energy on all residential buildings. Solar photovoltaic collectors will be required for the proposed ADU. The collectors may be a ground-mounted system detached from the ADU or installed on the roof of either the ADU or the primary residence. Applicants are responsible for having a solar system designed and installed, as they are not part of this program. Solar system plans are required to be submitted and approved prior to approval of an ADU permit.

Septic and Well

ADU's not connected to sewer may require additional septic and well capacity. Check with Placer County Environmental Health to confirm the septic and well requirements for your new ADU. Placer County Environmental Health can be reached at (530) 745-2350 or business@placer.ca.gov.

Building and Related Fees

Fees will be required including, but not limited to, building inspection fees and school impact fees when applicable.

Step-by-Step Guide: Utilizing the City of Auburn Preapproved ADU Plans

1. *Pre-project Planning:* Constructing an accessory home is like building a new home in terms of the implications and obligations that go with it. Identifying a developable area to locate the ADU on your property, assuring there is adequate sewer/septic and water for the increase in use, choosing the size and design of the accessory home, and envisioning the “fit” of the accessory home on the property, access requirements, and functionality are some of the critically important factors to consider.
2. *Choose a Preapproved Accessory Home Plan:* There are several different ADU plan variations in different architectural designs and plan sizes including 496, 599 and 749 square feet. Review the plans to determine how the new accessory home will fit and function on your property, including the locations of window and door openings.
3. *Site Plan Preparation:* Applicants are responsible for preparing a site plan drawn to scale (1" =10', 20', 1/8" or 1/4") on 11x17" (or larger) size paper which shows the accurate locations and dimensions of your property and all buildings, trees, landscaping, paving, sidewalks, accessways, driveways and driveway cuts. An erosion control plan on the site plan showing the existing/proposed drainage patterns, runoff control, revegetation, and best management practices is required.
4. *Building Permit:* The application for a Building Permit can be made by the property owner or a licensed building contractor. At the time of submittal, a waiver of liability, a building permit application, a site plan, registered energy calculations, solar plans, fire sprinkler plans (if applicable), and septic plans (if applicable) will be required. Plan review and school fees will be required. After the plans have been reviewed additional information may be required. If no additional information is required, the building permit fee is due and the permit can be issued. The application for a Building Permit can be found using the following link: <https://www.auburn.ca.gov/411/Building-Inspections>
5. *Construction:* Building inspections will be performed using the same process as all other permits. Please call 530-823-4211 x389 to schedule inspections. Building Inspections are not performed on Wednesdays.
6. *Final Inspection and Certificate of Occupancy:* ADU construction, energy calculations, fire sprinklers, and solar systems must be completed prior to issuance of a Certificate of Occupancy.



WAIVER OF LIABILITY FOR PRE-APPROVED ADU PLANS

Applicant Name: _____ Project Address: _____

APN: _____ Phone #: _____

I hereby request the City of Auburn's pre-approved accessory dwelling unit (ADU) plans for the construction of an ADU at the address indicated above. In consideration for receiving these plans, I accept the following conditions:

To release, hold harmless, defend (with counsel of City's choosing), and indemnify the City, its agents, officers, employees, and the preparer of these plans from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, in any manner arising out of the use or reliance on these plans.

To only use these plans for residential use and not for any unlawful or non-residential use or purpose. Any use, reuse, or alteration of these plans by the recipient or by others will be at the recipient's risk and full legal responsibility. The City is not responsible for any changes made to these plans or for the additional cost of these changes.

To only use these plans for the original project, at the original address and site for which they were prepared. The recipient has a responsibility to verify all information relevant to the recipient's work on the project.

To use these plans at my sole risk and without any liability or legal exposure to the City of Auburn. No warranties of any nature, whether express or implied, shall attach to these plans and the information contained thereon including, without limitation, any warranty of merchantability, fitness for a particular purpose, title or infringement. In no event will the City have any liability for any losses or damages, whether direct or indirect, or for any expense or cost incurred from use of these plans.

To pursue construction of the ADU in good faith and to comply with all federal, state, and local laws and regulations.

By my signature I indicate that I have read and understand this Waiver of Liability. I am aware that this is a waiver and a release of liability and I voluntarily agree to its terms.

Print Name _____

Date _____

Signature _____

Date _____

City of Auburn Building Department

Building Permit Application

DATE: _____

PERMIT#: _____

Property Owner: _____ Phone: _____

Mailing Address: _____

Contractors Name: _____ Phone: _____

Mailing Address: _____

Contractor License Number: _____

Worker's Compensation Available? Yes No

Project Address: _____

APN: _____

Describe Work to be Done: _____

Cost of Job: _____

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Applicant Name: _____

Applicant Signature: _____

Email Address: _____

Property Owner Licensed Contractor Agent

Residential Smoke Detectors and Carbon Monoxide Alarms

Per California State law effective January 1, 2011, when a permit is issued for an addition, alteration or repair to a residential building and the value of the work exceeds \$1000, a smoke detector and carbon monoxide alarms must be installed per the California Residential Code, if they do not already exist.

A smoke detector, approved and listed by the State Fire Marshall pursuant to Section 13114, shall be installed in accordance with the manufacturer's instructions in each dwelling unit.

Carbon monoxide alarms approved and listed by the State Fire Marshall shall be installed in dwelling units within which fuel burning appliances are installed or dwelling units that have an attached garage. Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of bedrooms and on every level of a dwelling unit including basements.

These safety devices must be installed prior to the time a final inspection is requested for your project. A City of Auburn Building Inspector will verify that operating smoke detectors and carbon monoxide detectors are installed prior to final approval of your project.

Declaration

For the property located at _____

I understand that smoke detectors and carbon monoxide alarms are required in conjunction with my permit. I also understand that the completed Installation Certificate must be received by the City of Auburn Building Inspector prior to the final inspection. I understand that permits cannot receive a final inspection approval without this certification.

The Installation Certificate below can only be used when normal access to the interior of the dwelling unit by the City of Auburn Building Inspector is not normally achieved during the course of construction.

Installation Certificate

For the property located at _____

I have read and understand the above requirements and certify that the residence has smoke detectors and carbon monoxide alarms installed to comply with the California Residential Code.

Signature

Name (Print)

Date

Relationship to Project: Property Owner Authorized Agent Contractor



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**Construction Waste Management Plan
2019 California Green Building Standards Code**

This form is applicable for every newly constructed building or structure. A minimum of 65% of all construction waste shall be recycled or salvaged. Submit construction waste management plan at the time of permit application. **Prior to Certificate of Occupancy or Final Inspection diversion reports are required from the applicable waste hauler. If applicant "self-hauls" weight slips are required prior to Certificate of Occupancy.** For diversion reports from Placer County Recology contact Frank Tamayo at ftamayo@recology.com or (530) 885-3735

Permit Number	Project Name
<p>The City of Auburn approved waste handler is Recology Auburn Placer Disposal</p> <p><input type="checkbox"/> Recology Auburn Placer Disposal (diversion reports or weight slips are required)</p> <p><input type="checkbox"/> Other (diversion reports or weight slips are required)</p> <p>If "other" was selected, provide a construction waste plan that must:</p> <ol style="list-style-type: none"> 1. Identify the construction and demolition wastes materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste material will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste material diverted shall be calculated by weight or volume, but not both. <p>I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct:</p>	
Contractor/Owner name:	
Signature:	
Company:	Date:
Address:	License No:
City/State/Zip:	Phone: