

Inspection Checklist for ADUs

Avoid costly mistakes by planning ahead for a successful inspection

Planning, Building and
Code Enforcement

This bulletin is intended for the licensed general contractor of the accessory dwelling unit (ADU). It addresses the most common concerns found during inspections of ADU projects. Learn more about ADUs at www.sanjoseca.gov/ADUs.

IMPORTANT: Read this bulletin before you begin the mechanical, electrical, and plumbing elements of the project. Elements improperly designed at the start of the project can result in significant additional project costs.

INSTRUCTIONS: Complete this checklist and provide the completed checklist and Site Plans as indicated to the Building Inspector at the first inspection.

		Enter Information Here or Check When Completed
SECTION A. ELECTRICAL		
Note: Main Service Panel ampacity rating must meet or exceed the combined calculated load of the Main Residence plus the ADU.		
1. Enter an electrical load calculation (amp rating) for the Main Residence:		amps
2. Enter ampacity rating for the Main Electrical Panel of the Main Residence: Main Breaker Size in amps, example: 100 amps, 150 amps, etc.		amps
3. Enter electrical load calculation (amp rating) for the new ADU:		amps
4. Enter amperage rating of the Feeder Disconnect serving the ADU (panel electrical breaker size):		amps
5. Enter size of the Electrical Feeder Circuit Wiring from the electrical panel at the Main Residence (Disconnect Breaker) to the ADU:		volts
SECTION B. PLUMBING - WATER		
6. Quantity of Plumbing Fixtures (sinks, toilets, showers, hose bibs, etc.) in the Main Residence:		qty
7. Quantity of Plumbing Fixtures for the new ADU:		qty
8. Water Pressure in the main line:		psi
9. Distance from the Water Meter to the furthest plumbing fixture in the ADU:		feet
10. Size of Water Service Line from the water meter to the Main Residence.		inches
11. Size of Water Service Line from the water meter to the ADU.		inches
12. Size of Water Branch Line between ADU and the Main Residence, only if supplying the ADU from the Main Residence water piping. <i>Leave blank if not applicable.</i>		inches
13. Provide a Site Plan showing the Water Service Lines. If connecting to the Main residence water piping, show the Point of Connection. For both water service lines, show Pipe Size and Type of Material to be installed.		CHECK

continued >

Enter Information Here or Check When Completed	
SECTION C. PLUMBING - WASTEWATER/VENT	
Note: A 4-inch Sewer Line is required if there are 4 or more Toilets or if a Sewage Ejector Pump is used.	
14. Provide a Site Plan showing the Point of Connection to the Sewer Line. Show the Pipe Size and the Type of Material to be installed.	CHECK
15. The California Plumbing Code requires an ADU to have a Clothes Washer Connection. Show the location of the Clothes Washer Connection on the Plot Plan.	CHECK
SECTION D. PLUMBING - GAS	
EFFECTIVE JANUARY 1, 2020: NATURAL GAS INFRASTRUCTURE IS BANNED IN ALL SINGLE-FAMILY AND ADU CONSTRUCTION. ATTACHED ADUs AND THE CONVERSION OF AN EXISTING STRUCTURE TO AN ADU ARE EXEMPT.	
Note: If connecting to the Main Residence Gas System, you must perform a Gas Pressure Test on the complete system.	
16. Enter total BTU Demand of all Gas Appliances for the ADU:	BTU
17. If connecting the ADU to the Gas Line of the Main Residence gas piping system, enter the total BTU Demand for the existing gas appliances in the Main Residence: <i>Leave blank if not applicable</i>	BTU
18. If providing a Dedicated Gas Line from the Main Residence gas meter to the ADU, enter the total Developed Length from the Gas Meter to the furthest Gas Appliance Outlet in the ADU.	feet
19. Enter the Size of the Gas Line from the Main Residence to the ADU:	inches
20. Provide a Site Plan that shows the Point of the Gas Connection from the Main Residence to the Point of Connection at the ADU.	CHECK
21. Provide a Detail of Underground Gas Piping Material and Burial Depth. Underground gas piping must be approved for direct burial. Note: Installation of Gas Service Laterals under or through Structures, Building, Foundations, or Decks is prohibited.	CHECK
SECTION E. MECHANICAL	
22. Bathroom Exhaust Fans shall be listed/rated for a minimum of 25cfm for continuous use and 50cfm for intermittent use.	CHECK
23. Bathroom Exhaust Fans must be equipped with a Humidity Control.	CHECK
24. Kitchen Exhaust Fans must be listed for the intended use and must be a minimum of 100 cfm.	CHECK
25. Kitchen Exhaust must be ducted to the Exterior of the Dwelling and be equipped with a Backdraft Damper.	CHECK
26. The ADU must have an independent Heating Source. The return air is prohibited from communicating with the Main Residence.	CHECK
27. Ventilation air is required per California Mechanical Code (CMC) section 402.1. For new structures, provide outside air at a minimum rate of 0.06 cfm per square foot of Habitable Area.	CHECK
28. Infiltration shall not be considered in an attached ADU to meet outdoor air requirements.	CHECK