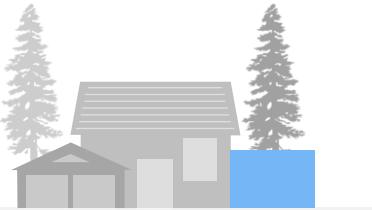




ACCESSORY DWELLING UNIT CONVERSIONS

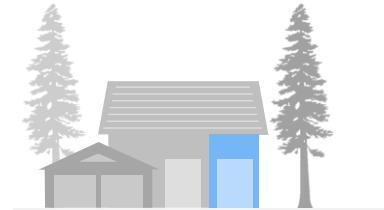


TYPES OF ADU CONVERSIONS



ATTACHED CONVERSION

Within an attached accessory structure (ADU)



INTERNAL CONVERSION

Within a primary dwelling unit (ADU or JADU)



DETACHED CONVERSION

Within a detached accessory structure, including a garage (ADU)



ATTACHED GARAGE CONVERSION

Garage converted to an ADU or JADU

COMMON ISSUES WITH ADU CONVERSIONS

- Meeting additional water, electricity, and sewer needs.
- Roof structure or ceiling type alterations.
- Replacement of garage doors; adding windows/door openings.
- Moisture barrier creation between the slab and flooring coating.
- Underpinning foundation or upgrading existing slab.
- Adequate insulation/meeting Title 24.
- Fire safety requirements between garage, property line, or nearby structures.
- Relocation of water heater, washer/dryer, storage.

For more information, please visit:
<https://www.ci.hanford.ca.us/166/Community-Development>

THE ADU CONVERSION PROCESS

The process for converting accessory structures (e.g., sheds or garages) to an ADU will depend on whether the structure is permitted or unpermitted. It is recommended that you work with a building inspector and a licensed architect.

- To convert a **permitted** structure to an ADU, you need to submit a building permit and pass inspection. The structure needs to be up to code for the new residential use, then an inspector can inspect it for compliance after construction is completed. This is generally called “conversion of existing space.”
- To convert an **unpermitted** accessory structure to an ADU, you will either need to get the structure permitted or remove it entirely from the property. You will need to submit a building permit. The structure will need to be brought up to code for the new residential use and an inspector will inspect the building for compliance after construction is completed. This type of conversion may be treated as a “new build” or “conversion of existing space.”

EXAMPLE FLOOR PLANS

