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DEPARTMENT OF RESOURCE MANAGEMENT



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COUNTY**

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Building & Safety Division

ACCESSORY DWELLING UNITS (ADUs)

Am I allowed to build an ADU? What size am I allowed to build?

The Solano County Planning Division regulates attached and detached ADUs per Chapter 28 of the Solano County Code. Dwellings that do not meet the definition of an ADU will be classified as a primary or secondary dwelling. For additional information:

- Email planning@solanocounty.com or call 707-784-6765
- Reference the Planning Division's [ADU Website](#)

How much does an ADU building permit cost?

Building permit fees depend on ADU size, location, and project valuation (labor & materials)

- Please email building@solanocounty.com for a permit fee estimate
- Public facilities fees are waived for ADUs 749 SF or smaller
- Public facilities fees are prorated for ADUs 750 SF or larger based on primary dwelling size

Are fire sprinklers required?

Fire sprinklers are required for all detached ADUs unless all of the following are met per section R313.2 of the 2022 California Residential Code:

1. The dwelling meets the definition of an ADU
2. The existing primary dwelling does not have automatic fire sprinklers
3. The detached ADU does not exceed 1,200 SF
4. The ADU is on the same parcel as the primary dwelling

Please contact building@solanocounty.com if the ADU will be attached to the primary dwelling. The fire sprinkler requirements vary based on the specifics of the project and the [Solano County Consensus Fire Ordinance](#)

What are the ADU building permit submittal requirements?

Apply online for all building permits and include the below items

Stick-framed ADUs:

- Complete set of drawings, including a complete site plan
- Complete Title 24 energy calculations and solar PV drawings
- Structural calculations (if applicable) signed & sealed by the engineer of record
- Geotechnical Report with seal and signature of the geotechnical engineer
- Signed and sealed letter from the geotechnical engineer indicating that the foundation drawings meet the recommendations and requirements contained in the geotechnical report.
- [Complete Part 1 C&D Waste Management Plan](#)

Manufactured ADUs:

- Complete floor plans and elevations from the manufacturer.

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- Complete foundation drawings with a current HCD approval stamp or a current seal & signature from a CA registered professional engineer
- Complete stair & deck drawings
- Complete site plan
- Manufactured home installation manual
- [Complete Part 1 C&D Waste Management Plan](#)

Additional items required prior to permit issuance

- School Fees: After your plans have been approved, the Building Division will prepare a form for you to take to the school district to pay development fees. A payment receipt is required prior to permit issuance.
- Proof of potable water service: Will Serve Letter(s) if connecting to a City or public water system or sewer system. Potability and 4-hour well flow tests if you will use a well as your water source. Solano County Code section 6.3-52.