

Accessory Dwelling Units (ADU) Checklist

LA County Fire Requirements

Fire Sprinklers Required?

☐ Yes ☐ No

New (ADU)s must have an automatic sprinkler system when the existing house has an automatic sprinkler system.

Completed Form 195

- ☐ Application completed by Water Purveyor.
- ☐ The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered.
- ☐ The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- ☐ The total area of the entire structure is less than 3,600 square feet.

Fire Access

- ☐ ADU is within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- ☐ New detached ADU, that is fire sprinklered, is within 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

Fire Hydrants

- ☐ Location of nearest hydrants shown on plans. No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.

Plan Requirements

Easements

- ☐ Included on plan, labeled and dimensioned. Note: Preliminary title reports for the property will include easement information. In addition, contact the Norwalk Engineering Department for easement information.

Sewer

- ☐ Show existing, where the connection will be made, length, material, and diameter of pipe.

Electric

- ☐ Show existing electrical main panel location and size and connection to ADU or new electric service serving ADU.

Meter Spot Check

- ☐ Contact SoCal Edison for any request to upgrade or install new electrical service, or electric meter set. A meter spot check may be required.

Electrical Load Calculation

- ☐ Verify existing panels are adequate and provide the size of the new panel for ADU.

Utilities, Hydrants, Other Public Facilities

- ☐ Shown on plans; Include power poles on property.

Water Connection / Meter location

- ☐ Indicate distance from meter connection to ADU.

Water Meter

- ☐ Provide flow test.

Location of Mechanical Equipment

- ☐ Include: air conditioning units, condensing units, water heater, washer and dryer units must be located three (3) feet away from property lines.

Solar (separate Permit is required)

- ☐ PV systems are required for all of the ADU structures regardless of whether the ADU is to be a primary dwelling or accessory to a primary dwelling. ADU's that are constructed within existing space, or as an addition to existing homes, including detached additions are not subject to the Energy Code requirement to provide solar.

Plan Requirements Continued

Existing & Proposed Structures, Accessory Structure

- ☐ Include gazebos, sheds, swimming pool, and any other detached structures.

Address

- ☐ New address application completed and submitted. Address of the ADU shall be located in a position that is readily visible and legible from the street fronting the property.

Plans

- ☐ Site plan, roof plan, floor plan, and elevations (existing and proposed)

Orientation

- ☐ Include North arrow.

House Footprint

- ☐ Include garage, porch, patio, and all other structures on the property.

Floor Area of Primary Residence

- ☐ Floor area/square footage of residence, broken down by first floor square footage and second floor square footage.

Dimensions

- ☐ Include distances to property lines and between structures.

Street Address & Main Streets

- ☐ Must be included on site plan.

Property lines, sidewalks, driveways

- ☐ Included on plan, labeled and dimensioned

Property Description

- ☐ Assessor Parcel Number (APN) and a Legal Boundary Description from the Tract or Parcel Map, including lot numbers; or a legal description from the grant deed.

Lot Size

- ☐ Please provide the lot area in the square feet and acres

Lot Coverage

- ☐ Include: primary dwelling, front porches, garage, ADU, and all Roofed accessory structures.

Setbacks

- ☐ Labeled, dimensioned, and measured from ultimate right-of-way or access easement.

Proximity Map

- ☐ Proximity Map with Walking Distance to Public Transit.
- ☐ Proximity Map with Walking Distance to a Major Transit Stop or High-Quality Transit Corridor, if requesting greater height allowance for ADU with SFD.

Bus Line Schedules

- ☐ Bus line schedules for the intersecting major bus routes, if requesting greater height allowance for ADU with SFD.

Grading and Drainage Requirements

Grading Exemption - Project will not disturb more than 50 cubic yards of soil

X

Applicant Acknowledgement Signature

Project will not disturb, change, or alter in any way existing site drainage

X

Applicant Acknowledgement Signature

Project will not be placed over previously compacted fill

X

Applicant Acknowledgement Signature

Show Drainage Pattern

- ☐ Include on plan

BMP notes

- ☐ Include on plan

Easements

- ☐ Right-of-way, private access road, utility, etc.
Note: All permanent structures must remain outside of any existing utility easement(s). Permanent structure walls and footings are prohibited within existing easements and must be placed outside said easement. Preliminary title reports for the property will include easement information. In addition, contact the Norwalk Engineering Department for easement information.



Questions?

Please contact the Planning Division via email at planning@norwalkca.gov, or by calling (562) 929-5744, or in person at the Community Development Department located at 12700 Norwalk Blvd. Room 12.

Contact Information

Norwalk Planning Division

Planning@norwalkca.gov | (562) 929-5744

Norwalk Building & Safety Division

Building@norwalkca.gov | (562) 929-5733

Norwalk Public Services / Engineering Department

Engrpermits@norwalkca.gov | (562)929-5511

LA County Fire Prevention Division

(323) 890-4125

LA County Sanitation District

EngineeringCounterDS@lacsds.org | (562) 699-7411 ext. 2727

Electricity

Southern California Edison: (800) 655-4555

Gas

Southern California Gas Company: (800) 427-2200

Trash Collection

Athens Services: (888) 336-6100

Water Service Provider

Contact Norwalk Public Services to verify water service provider.

Norwalk Water (562) 929-5766

Liberty Utilities (562) 923-9671

Golden State Water (562) 864-8214

Local School District

Contact Norwalk Building and Safety Division to verify local school district.

La Mirada Unified School District (562) 868-9014

ABC Unified School District (562)926-5566

Little Lake School District (562)868-8241