



# CITY OF SOUTH EL MONTE

## CONVERTING A GARAGE TO AN ADU

Potential design issues an applicant might face when converting a garage and/or non-habitable structure to an ADU:

- **Floor Slab** – slab constructed with no moisture barrier may need built-up floor of pressure treated framing
- **Habitable Room** – minimum ceiling height, minimum room dimension, natural lighting & ventilation
  - **Challenge** – built-up flooring to level the slab and finished ceiling with additional drywall may result in the ceiling height to be less than minimum of 7 feet
- **Egress** – minimum one compliant egress door and one compliant egress window
  - **Challenge** – existing garage wall framing constructed with no curb may have water intrusion issue at threshold of the new egress door landing
- **Natural Lighting/Ventilation/Egress Trigger New Window Openings** – new windows/doors opening at exterior wall (along with its eave projection) within 5 feet to property line have fire-safety implications
  - **Challenge** – existing garage exterior wall constructed with sidings or located less than 3 feet may present difficulty to satisfy the fire-resistance requirements for wall construction and opening protections
- **New Window/Door Opening to Satisfy Lighting/Ventilation/Egress have Structural Implications** – wood framed prescriptive provisions for one-story residential construction standards published can continue to be used without the need to consult with a licensed civil or structural engineer
  - **Challenge 1** – fire resistive requirement on exterior wall may force majority of the openings to be one particular side of the exterior wall, making it difficult to construct the braced wall panel as prescribed by LADBS, in this case, a licensed engineer's design on lateral-force resistance is required
  - **Challenge 2** – existing garage constructed with non-gable roof does not qualify for using the prescriptive provisions by LADBS, in which case, an engineer's structural design is required
- **Mechanical Heating & Water Heating** – a permanent heater/furnace or HVAC is required to be installed
  - **Challenge** – not having sufficient room on the roof and/or side-yard for HVAC or tank storage water heater placement
- **Power Supply** – new kitchen and HVAC demands significant power consumption
  - **Challenge** – a new sub-panel may be required to dedicate power supplying to ADU, and the existing panel may have to be upgraded to provide additional power
- **Plumbing** – water (hot and cold) supply and sewer drainage line are required
  - **Challenge** – a lot naturally sloped towards the rear may require sump pump or sewage ejector
- **Energy Compliance** – T24
  - **Challenge** – insulation in existing attic and wall cavity may not be sufficient to pass the energy calculations. Performance energy calculations may be used to install additional features such as, cool roof, performance new windows, additional ridge insulation on interior side of the exterior walls, tankless water heater, etc. to gain energy credits in order to pass the calculations