

## Jurisdiction Survey on Attached ADU's

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Question: Does your jurisdiction allow attached ADU's (such as in a basement)? If so, does your jurisdiction require that the space heating system supplying the main floor be divorced from the system supplying the basement and providing a new heating system to the basement so that return air does not mingle between units per 2021 IRC M1602.2 #7?

1. Yes
2. Not at this time, detached only.
3. No
4. No
5. No
6. ADUs are only allowed in one specific subdivision and those homes are new and we're initially built with separate equipment. Haven't had to deal with this issue. I'll be interested in your responses.
7. Yes and yes. We treat a single family with an ADU as a duplex with dwelling separations and separate systems.
8. We do not allow attached ADU's. As a building dept, we look it as a fancy wet bar in a basement.
9. Yes, independent HVAC systems are required.
10. Yes we allow attached and detached ADU's, including ADU's in basements. Yes, we require that the ADU in a basement have a separate heating system and most people choose to use baseboard heating but if they choose to add a separate furnace and duct work system then we would require a new manual JDS. We also require that the ADU is completely separated from the main dwelling with a one hour rating and a 45 STC rating. This is sometimes not a perfect separation and may have some penetrations that we require to be rated/ approved penetrations.
11. Yes we allow attached ADUs. No, we don't require separate HVAC systems.
12. Yes we do allow ADU's. We do require the fire-resistive assembly to separate the ADU from the main house. The penetrations are fire stopped, fire dampers, tent can lights. We do not separate the return.
13. No
14. Yes
15. A new annex chapter addressing ADU's will be added to the '24 code (RB314-22). ICC will define an ADU as 'an additional, subordinate dwelling units on the same lot, that is entirely within a dwelling units, attached to a dwelling, or in a detached structure.' Specific to return air, Section AY105.1(2) 'Separate ducting for heating and cooling systems. Return air openings for heating, ventilation and air-conditioning shall not be taken from another dwelling unit.'
16. Yes, we allow attached ADU's and Yes, we require a separate heating source.