



16600 Civic Center
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RESIDENTIAL ACCESSORY DWELLING UNIT (ADU)

The information in this handout provides general guidelines for the City of Bellflower Residential Accessory Dwelling Unit (ADU) permitting process.

For any additional questions, you may contact:

Planning (562) 804-1424 ext. 2225 or

Building and Safety (562) 804-1424 ext. 2006

Business Hours - Monday through Thursday from 8:00 a.m. to 5:30 p.m.

Alternate Fridays - 8:00 a.m. to 3:30 p.m.

What is required if I would like to convert my existing garage to an Accessory Dwelling Unit (ADU) or build a new ADU on my property?

As each project is unique and requirements can vary per project, we recommend you first visit the City of Bellflower Planning Department counter to discuss your particular project. New addition projects must meet compliance with current zoning codes and setbacks, as well as height and lot coverage restrictions. For every residential addition in the City of Bellflower, full sets of construction documents are required to be submitted, reviewed, and approved by various city departments before building permit issuance. The City of Bellflower highly recommends using the services of registered licensed professionals to design and provide all necessary documentation for the submittal and review process.

The following construction documents are required:

- (4) sets of Architectural and Structural Plans
- Vicinity Map
- Site Plan
- Existing Floor Plan & Proposed Floor Plan
- Foundation Plan
- Soils Report with Liquefaction Study
(Required for additions of 750 sq ft or greater, New Dwelling Units, and Additions of a 2nd story.)
- Roof/Floor Framing Plans
- Structural and Construction Details, Cross Sections, Structural Calculations (if required)
- Plumbing, Mechanical, and Electrical Plans
- Title 24 Energy Calculations and Forms
- New Construction of a detached (separate) structure may require Grading Plans & Review.

Plans must correctly identify compliance with current codes. Provide a statement on the title sheet of the plans indicating the project shall comply with the:

- 2022 California Residential Code (CRC)
- 2022 California Mechanical Code (CMC)
- 2022 California Plumbing Code (CPC)
- 2022 California Electrical Code (CEC)
- 2022 California Energy Code
- 2022 California Green Building Standards Code (CGBS)
- 2022 California Fire Code
- City of Bellflower Regulations and Ordinances

The construction plans must be legible and shall be drawn on 18" x 24" or 24" x 36" paper. Typically, plan scale is 1/8" for the Site Plan & Plot Plan, and 1/4" scale for the Floor Plan, elevations, sections, details, etc. For submittal, submit (4) correlated and stapled complete sets and (2) sets of other construction documents, such as Structural

Calculations and Soils Report, if required. **Please note, a Title 24 Energy Compliance package is always required.** Construction documents must be prepared by registered licensed professionals when design does not meet conventional construction standards.

Other Agency Approvals Required.

All ADU's will be subject to a Fire Flow 195 form unless approved by the Fire Plan Review.

Development Fees are applicable for ADU's over 750 s/f

AQMD Notification for projects that include any removal of walls or demolition work over 100 s/f. No exception.

School Development Fees apply to all projects over 500 s/f

Are building inspections required?

Yes. After building permits are issued and construction has begun, the contractor or owner/builder is required to schedule building inspections through all phases of the construction project. This is to ensure compliance with the approved plans and minimum construction standards.

Who should I contact with questions?

If you need further assistance, please contact our Planning Department at (562) 804-1424 ext.2225 or our Building and Safety Department at (526) 562-1424 ext. 2006.

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