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Electrical requirements for ADU

A single family dwelling containing an ADU is considered a single occupancy.

- 1) A second electrical meter for the ADU is NOT allowed.
- 2) A second electrical panel in the ADU serving the ADU is allowed.
- 3) If there is only one electrical panel serving the primary unit AND the ADU, all overcurrent devices (panels and breakers) must be located in the primary unit not in the ADU.
- 4) If the ADU is located in the basement level and the original panel is in the basement, it will have to be relocated in the primary unit.
- 5) Spacing of minimum required number of receptacles shall be updated.
- 6) Receptacles shall be tamper resistant.
- 7) Number of minimum required branch circuits shall be updated.
- 8) ARC and GFCI protection shall be installed.
- 9) Clearances about electrical equipment shall be respected.
- 10) If the ADU is an existing apartment or parts of an apartment that at some point was wired without electrical permits or inspections, a rough inspection is required by state law, this may mean removing wall and ceiling coverings to expose now permitted wiring.

Technically there are no common areas in a single occupancy, but there will be situations where the one electrical panel serving both units is located in a room such as a mechanical room or a laundry room in a basement (other than a closet or a bathroom which is not allowed no matter what).

The location of the one panel serving both units is allowed here as long as this room is not only accessible from the ADU but also from the primary unit without having to step into the ADU.

The ADU shall be brought up to all current applicable codes, these are just a few items not limited to all electrical requirements set by all applicable current codes.