

Sheridan Planning Commission  
Building Codes and ADU Presentation  
September 11, 2019  
6:00 PM

# Accessory Dwelling Units

Accessory Dwelling Units **do not exist within the adopted codes.**

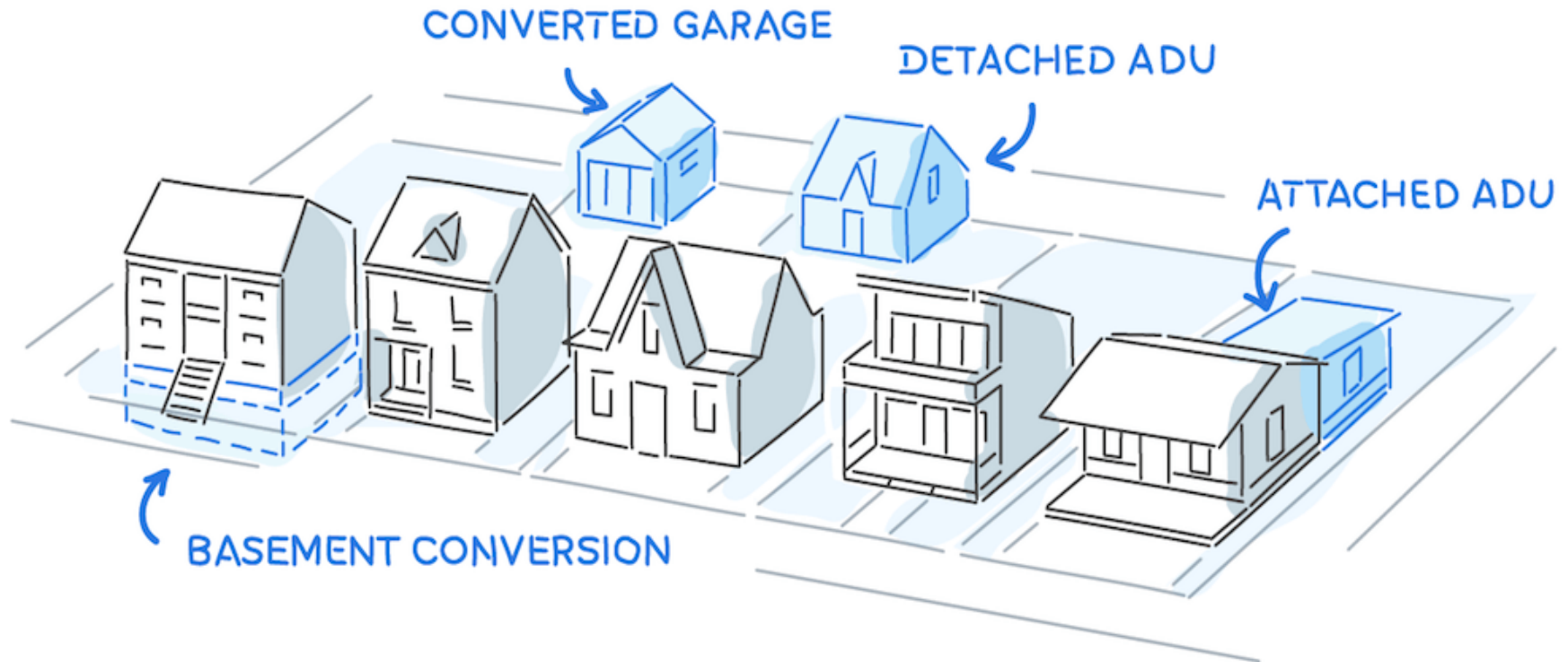
A **Dwelling Unit** is defined as “a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.”

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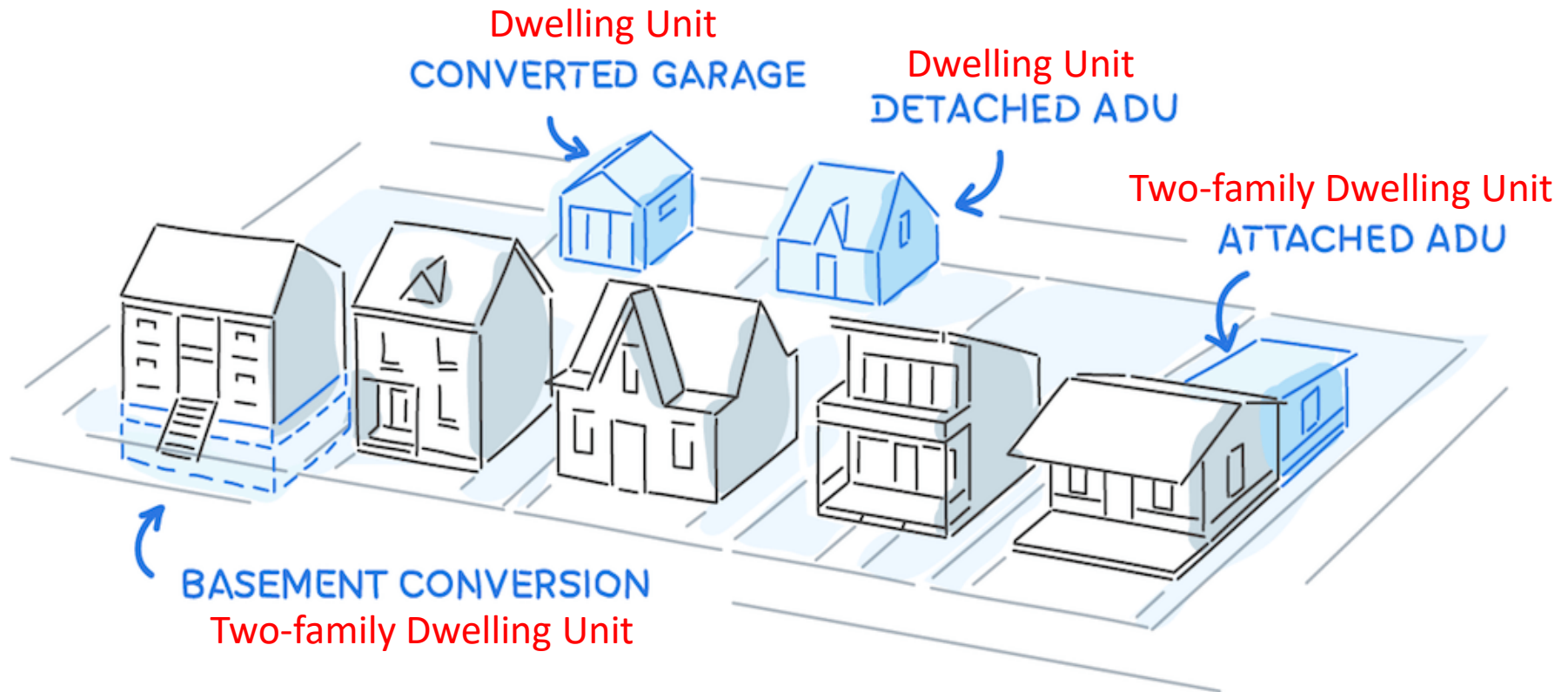
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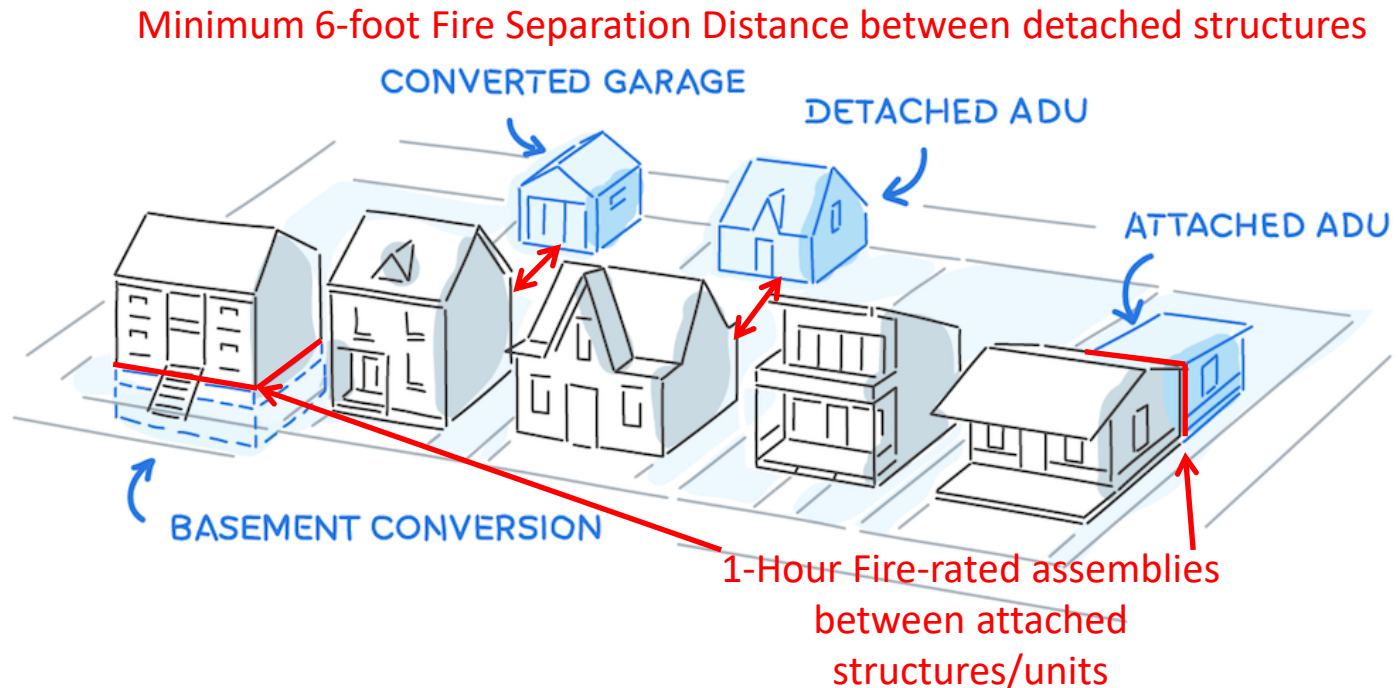
# Potential configurations for multiple dwelling units



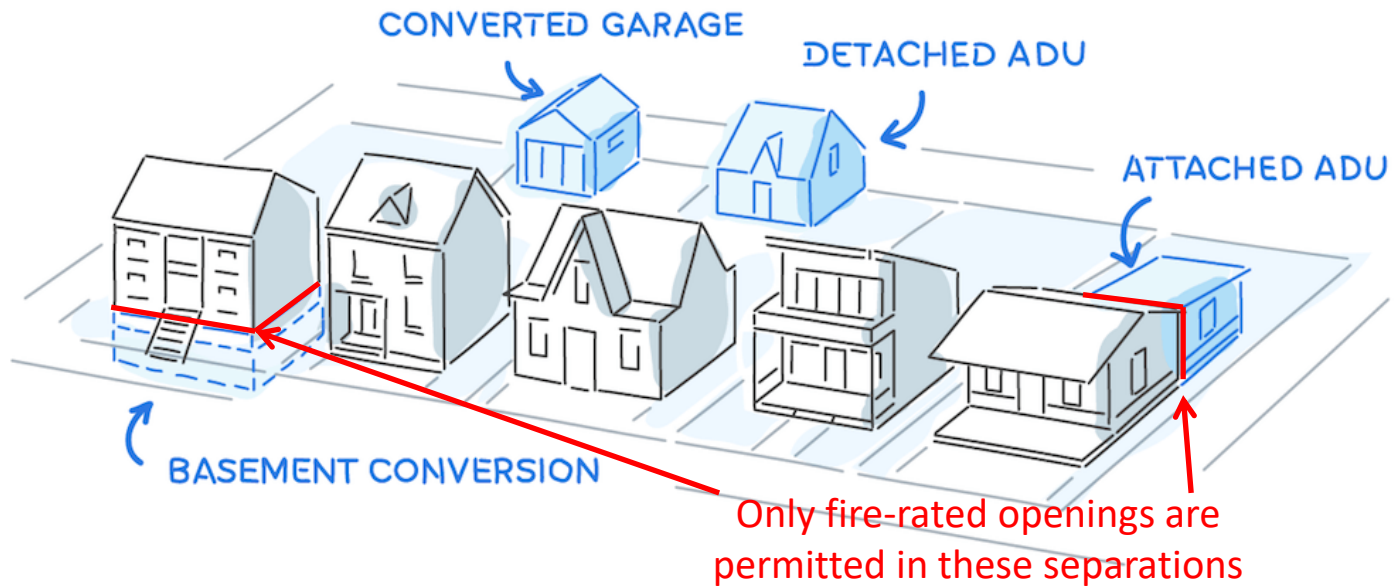
# Configurations as defined under adopted codes



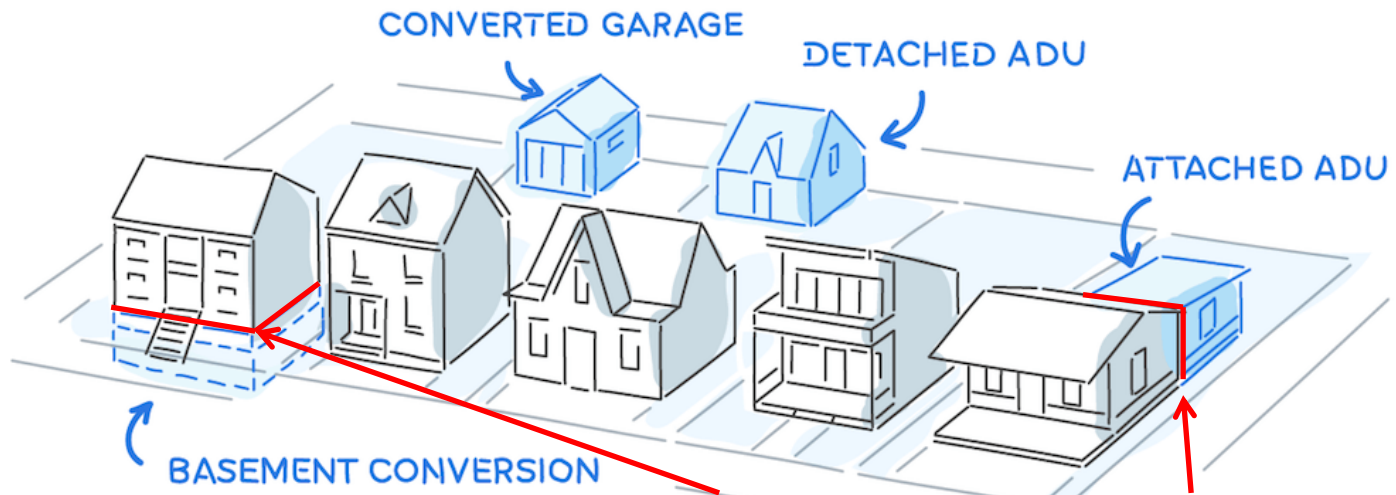
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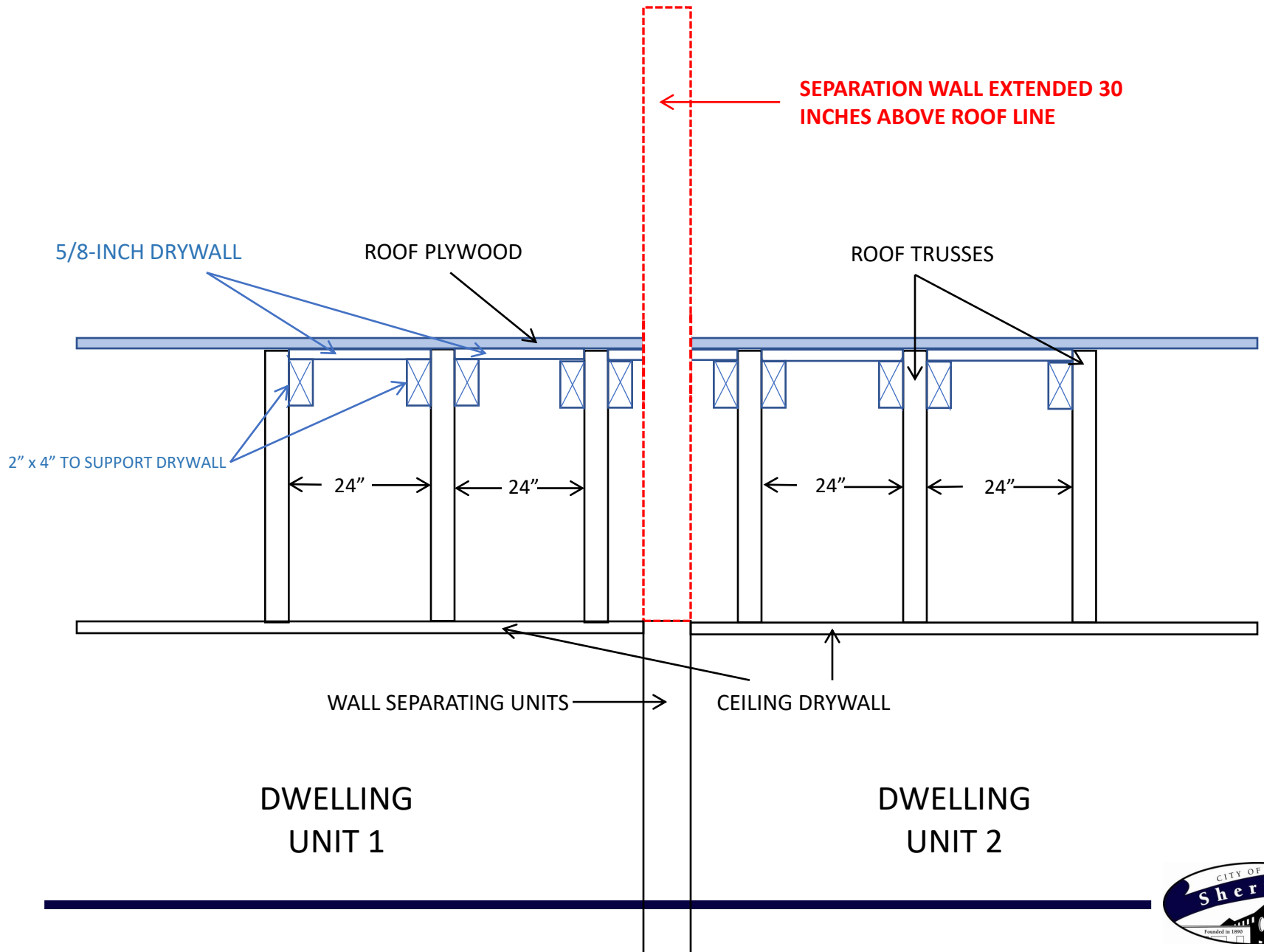
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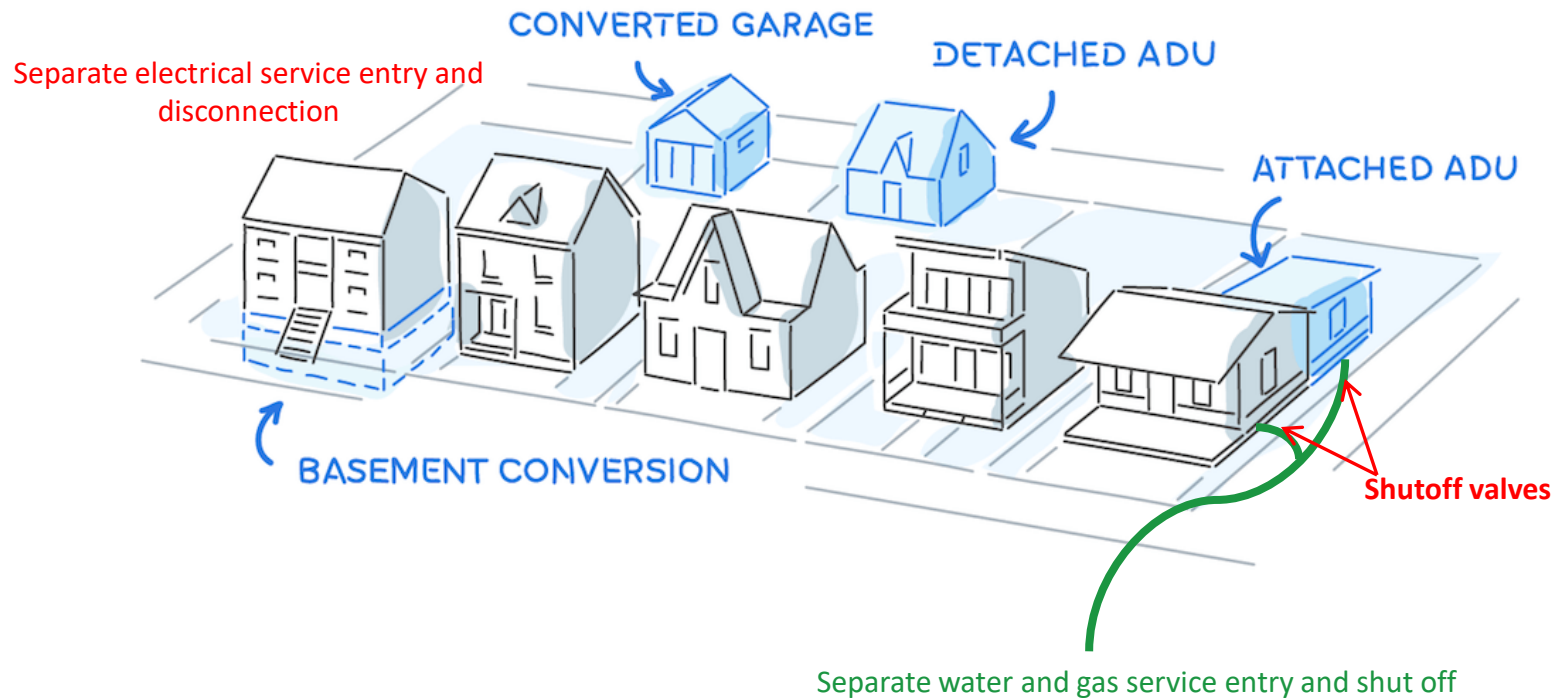
A Fire-rated assembly extending 30 inches above the roof line in line with the separation wall or 4 feet on each side of the separation wall in the same plane as the roof line is required



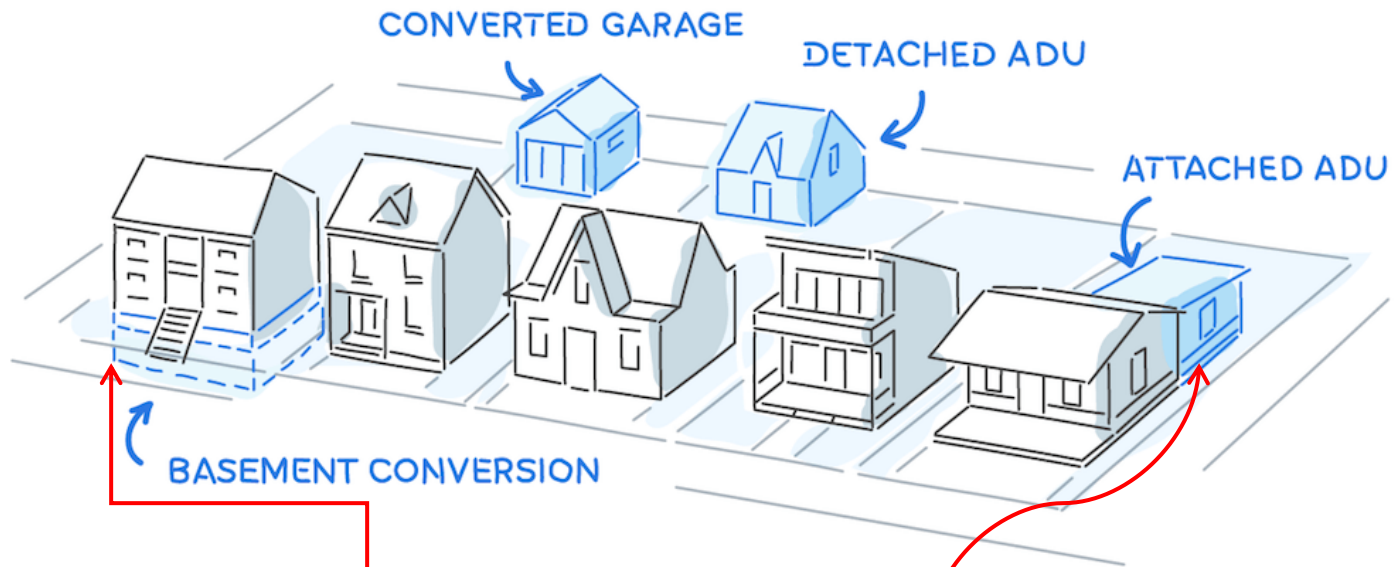
# Fire-rated assembly at roof line



# Units MUST have separate utilities and services that provide independent disconnection



# Units MUST have separate entrances/exits unless a fire-rated corridor is provided



Separate entrances/exits are required for each unit of this type – Entry/Exit cannot occur through the other unit without a fire-rated corridor

# Potential difficulties related to Detached Dwelling Units

- Achieving required Fire Separation Distance while maintaining setbacks
- Separation of existing utilities to provide independent service to each unit
- Potentially insufficient capacity of existing services to serve multiple units
- Maintaining required fire access to all structures
- Addressing issues

# Potential difficulties related to Attached Dwelling Units

- Achieving a compliant 1-Hour rated assembly between units
- Meeting egress requirements, especially in up/down configurations
- Loss of existing openings
- Separation of existing utilities to provide independent service to each unit
- Potentially insufficient capacity of existing services to serve multiple units
- Addressing issues

# QUESTIONS?