



Q & A from the City of Marina's Pre-Bid Call Regarding the Pre-Approved ADU Building Plans

Monday, June 19, 2023 – 1:00pm via Zoom

- Q1. Will all standard building permit specs, including Title 24, be required?
- A1. Yes
- Q2. Square footage that the City is looking for?
- A2. 400 – 800 sq. ft. in size
- Q3. Will stormwater management plans be required?
- A3. No
- Q4. Will the ADUs need to be ADA adaptable?
- A4. Yes, as required by 2022 CBC
- Q5. What type of foundations are allowed?
- A5. PT slabs, traditional slab-in-grade, and raised floor foundations are all acceptable
- Q6. Do electrical load calcs of the existing primary residence need to be calculated?
- A6. No, only the new ADU electrical calcs necessary. Designs should assume a new 100-amp meter
- Q7. Will this be a “true” pre-approved plan set; i.e., a property owner can use this for complete construction plans and no add-ons or supplemental engineering or other plans or calcs will be needed?
- A7. Yes, this is intended to streamline the process and reduce costs for property owners. Each applicant will be required to provide a custom site plan since each individual property will be different, but these plans will get plan-checked by the Building Official and be ready to go.
- Q8. Should a PV system be included?
- A8. Designed for sizing only per T-24 compliance. Applicant can provide deferred submittal with a licensed PV or electrical contractor.
- Q9. Are the lot sizes in Marina fairly uniform?
- A9. Yes. We foresee that these pre-approved plans will be most useful in the older or “central” portions of Marina where the lots are generally 6,000-8,000 sq. ft. in size.

- Q10. Who are the likely users of these plans? Are people in Marina looking primarily at adding additional space for family members or are these for rental (income generating)?
- A10. So far, interest has primarily been from families looking for more space, but there is a university in town and we expect that, as the program is advertised, more people will consider an ADU for income-generating purposes. This is the primary intent of the program from the City's perspective. It will provide for affordable-by-design living units and help the City reach housing goals.
- Q11. Does the City have a list of pre-approved builders and, if not, is one being considered as part of this effort?
- A11. No
- Q12. Did Marina use any other cities as models for this program?
- A12. Yes, City of Salinas has a great [program](#) and were very helpful in sharing information with Marina staff.
- Q13. Will the City accept pre-approved plans that allow for modifications and customization?
- A13. Yes, minor modifications such as shifting the location of a window or changing the configuration of a porch can be allowed provided that they are consistent with 2022 CBC and do not impact Title 24 calculations.