

CITY OF ALAMEDA BUILDING DIVISION  
Residential Accessory Space Requirements

SPACES ACCESSORY TO A MAIN DWELLING	DEFINITION	OCCUPANCY CATEGORY	ALLOWED FINISHES			ALLOWED ELECTRICAL		ALLOWED HVAC	ALLOWED PLUMBING <sup>1</sup>	ALLOWED COOKING
			SHEETROCK	FLOORING	INSULATION	LIGHTS	RECEPTACLES			
SHED	Detached Structure ≤ 120 SF Primarily for the Storage of Garden / Lawn Equipment, No Building Permit Required Except for Utilities	U	Yes	None, S.O.G. <sup>4</sup> or Water Tolerant	No	Yes (LEDs) w/ Vacancy Sensors	Yes (GFIs)	No	Sink, Hose Bib	No
STORAGE / WORKSHOP	Attached or Detached Structure Primarily for Making or Repairing Goods / Storing Items Other Than Vehicles	U	Yes	Unfinished Sheathing or S.O.G. <sup>4</sup> (no Tile, Carpet, etc.)	Yes	Yes (LEDs) w/ Vacancy Sensors	Yes (GFIs)	Ceiling / Ventilation Fans Only	Sink	No
GREENHOUSE	Detached Structure Primarily for Growing Plants. Building Permit Required Only for Electrical / Plumbing Work and/or if > 120 SF	U	No	None <sup>3</sup> , S.O.G. <sup>4</sup> or Water Tolerant	No	Yes (Single LED) w/Vacancy Sensor	Yes (Single Waterproof GFI)	Ventilation Fans Only	Hose Bib	No
GARAGE	Attached or Detached Enclosed Structure Primarily for the Storage of Vehicles	U	Yes	S.O.G. <sup>4</sup> / Non-Combustible, Water Tolerant	Only at Conditioned Boundaries	Yes (LEDs) w/ Vacancy Sensors	Yes (GFIs), 1 per Car Space Minimum	No	Washer, Sink if Laundry Area Included	No
CARPORT	Attached or Detached Structure Open on at Least Two Sides Primarily for the Storage of Vehicles	U	Only if Occupied Above	S.O.G. <sup>4</sup> / Non-Combustible, Water Tolerant	Only at Conditioned Boundaries	Yes (LEDs) or Photo & Motion Sensors	Yes (Single Waterproof GFI)	No	Hose Bib	No
OUTDOOR SHOWER / SINK	Covered Exterior Shower Draining to the Sanitary Sewer AND Protected From Draining Rain Water	U	No	S.O.G. <sup>4</sup> or Water Tolerant	No	Yes (LEDs) or Photo & Motion Sensors	No	No	Shower	No
OUTDOOR KITCHEN	Exterior Area for the Storage, Preparation & Cooking of Food Secondary to the Main Indoor Kitchen (May be Covered)	U	No	S.O.G. <sup>4</sup> or Water Tolerant	No	Yes (LEDs) or Photo & Motion Sensors	Mandatory (see Kitchen Requirements)	No	Sink (Protected from Rain), Dishwasher	Yes
UNFINISHED BASEMENT / ELEVATED SUBFLOOR AREA <sup>5</sup>	Areas Below the First Conditioned Story (May Be Below Grade). Differs From a Crawlspace That Has Exposed Soil & Open Venting.	U	Yes	S.O.G. <sup>4</sup> or Water Tolerant	Only at Mandatory at Conditioned Boundaries	Yes (LEDs) w/ Vacancy Sensors	Yes (GFIs)	No	Washer, Sink if Laundry Area Included	No
ATTIC	Unfinished Space Between a Ceiling Assembly and a Roof Assembly	U	No	Framing or Sheathing	Only at Mandatory at Conditioned Boundaries	Yes (Single LED) w/Vacancy Sensor	Yes (GFIs) Only Where Required for Equipment	Ventilation Fans Only	No	No
LAUNDRY ROOM	A Room Used Primarily for the Washing & Drying of Clothes	U or R-3	Yes	Any (if Conditioned) S.O.G. <sup>4</sup> / Water Tolerant(if Not)	Only if Part of Conditioned Envelope	Yes (LEDs) w/ Vacancy Sensors	Yes (GFIs)	Any (if Conditioned) Dryer Exhaust Only (if Not)	Washer, Sink	No
PATIO COVER	Attached or Detached Structure With Open or Glazed Walls Primarily for Outdoor Living / Recreation	U	Yes	Water Tolerant	No	Yes (LEDs) w/ Vacancy Sensors	Yes (GFIs)	Ceiling Fans Only	No	Outdoor Kitchen
STUDIO / BONUS ROOM / POOL HOUSE <sup>6</sup>	Detached Addition to the Conditioned Floor Area <b>in Conjunction With</b> the Main Dwelling Primarily Used for Living, Sleeping, or Working	R-3	Finishes Mandatory	Any	Mandatory	Mandatory	Mandatory	Heating Mandatory	Full Bathroom, Washer, Sink, Hose Bib	No
ADDITION <sup>2,6</sup>	Attached Addition to the Conditioned Floor Area Primarily Used for Living, Sleeping , Eating, Working or Cooking	R-3	Finishes Mandatory	Any	Mandatory	Mandatory	Mandatory	Heating Mandatory	Full Bathroom, Washer, Sink, Hose Bib	Yes for Kitchen Additions
JUNIOR ACCESSORY DWELLING UNIT (JADU) <sup>2,6,7</sup>	500 SF Max Attached Addition to and / or Conversion of the Conditioned Floor Area Primarily Used for Living, Sleeping , Eating, Working or Cooking	R-3	Finishes Mandatory	Any	Mandatory	Mandatory	Mandatory	Heating Mandatory	Mandatory but Bathroom MAY be Shared <sup>7</sup>	"Efficiency" Kitchen Mandatory <sup>7</sup>

<sup>1</sup> No Toilets, Showers or Bathtubs Allowed in U Occpancies (Other Than Outdoor Shower)

<sup>2</sup> Conditioned Spaces on Multiple Levels Must be Connected by Interior Staircases

<sup>3</sup> Foundation is Required if Electrical is Extended to Accessory Structure

<sup>4</sup> S.O.G. = Slab on Grade

<sup>5</sup> For New Foundations w/ Basement Excavations: New Bathrooms Must be Permitted as Additions (No Underslab Plumbing for Future Bathrooms)

<sup>6</sup> The Accessory Space is NOT Permitted as a Separate Dwelling

<sup>7</sup> Refer to City of Alameda JADU Clarifications and CA Government Code Section 65852.22