



ADU CONVERSION EXISTING STRUCTURE ITEMIZED LIST

Please provide information on plans showing the existing structure at the location of the ADU conversion. Here is a list of items which should be shown on the plans if applicable to the project scope. The existing condition may require upgrades to meet code requirements for ADUs.

FOUNDATION	Minimum Footing Depth and Width and Foundation Wall Min
	All Trash, Roots, Debris, and Loose Dirt from Bottom of Footing Has Been Removed
	Elevation of Foundation Verified
	Verify Specified Size and Grade of Steel
	Verify Min. 3” Clearance of Steel When Permanently Exposed to Earth
	Designed Minimum Steel Reinforcement Within Foundation. Horizontal/Vertical/Turns
	All Embedment’s and Anchor Bolts Shall be Installed at Time of Forming (No Wet Setting). Verify Anchor Bolts and Hold-Downs Anchors Are Sized and Spaced Per “Shear/Braced-Wall Schedule.” Hold-Down Anchors Extended into Footing the Required Depth
	Minimum Anchor Bolt Size Shall Be 5/8” Diameter, 7” Embedment
	Min. 4” Distance From End of Sill, Max. 12”
	Min. (2) Anchor Bolts/Straps Per Piece of Sill Plate
	Special Inspection Reports for Epoxy Anchors Into Existing Concrete
	Pre-Manufactured Wall Panels Cut Sheets and Complete Install Details
	Under-Floor Foundation Access Openings Min. 18”x24” (Pipes, Ducts and Other Nonstructural Construction Shall Not Interfere with the Accessibility to or Within Under-Floor Areas
	Location and Size of Foundation Vents
	Foundations Supporting Wood Framing and Sheathing Members Shall Extend At Least 8” Above Earth
	Verify Property Line Markers/Setbacks, (Property Lines Shall Be Set and Lines Strung)
	Provide ¼” (2%) slope/drainage away from building foundation
	Verify Utility Locations for Electric, Gas, Sewer, and Water
Minimum Compressive Strength of 2500 Psi Concrete	
Moisture Barrier and Foundation Base	
FRAMING	Moisture Content of Wood
	Anchor Bolt Size and Spacing
	Under Floor Access/Ventilation
	8” Min Distance from Plywood Sheathing to Earth
	Lateral Support Joist/Rafter
	Roof Framing /Roof Nail
	Notching and Boring
	Floor Nailing
	Wall Framing Size, Spacing
	Top Plate Laps
	Top Plate Straps/Tie-Downs
	Headers/Beams Per Plan
	Shear Panel/Braced Wall Location & Nailing



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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FRAMING	Tie Downs, Shear Transfer Nailing
	Three Stud at Corner & Intersecting Walls
	Fire Blocking Horizontal and Vertical/ Draft-Stop
	Attic Ventilation & Access
	Stair Rise/Run
	Stud & Joist Notching & Boring
	Escape Window Size & Sill Height
	Minimum Ceiling Height
	Windows In and Flashed
	Safety Glazing
ELECTRICAL	Protect NM Cable from the Studs Edge No Less Than 1 ¼": From Surface or Use Nail Plate
	Secure NM Cable Within 12" From Metal Box and 8" From Plastic Box Min 1/4" Insulation Into Box
	No More Than 2 Cables Bundled Through Framing, If Sealed Must be De-Rated
	NM Cable Smaller Than 8-3 Must Be Protected Under Floor Joist Smaller Wire Must Have Running Boards or Through Joist
	Protect Wire Within 6' of Access Hole
	Equipment Requires Outlet and Light Switch at Entrance
	Minimum Two Circuits for Small Appliance at Kitchen, Disposal, and Dishwasher Separate Circuit
	Receptacles Spaced at 4' Rule for Counters
	If Using Duplex Receptacle for Dishwasher/Disposal Circuits than a Handle Tie or Two Pole Breaker Needed for 12-3 Circuit
	Laundry Min 1-20 Amp Outlet Required
	Bath Minimum 1-20 Amp for All Outlets in Bath or All GFCI Receptacles in Bathrooms Tied Together by Themselves
	Accessible Receptacles at Front and Rear Max 6 ½' Above Grade
	Check All Grounding and Bonding (UFER, Water Bonding, and Gas Use Table 250.66 for Water and 250.122 for Gas Bond. ½" Rebar or #4 Bare Copper in Footing for GEC Size Use 250.66 for Size
	Service Panel: Check Clearance 30 Min Wide by 36" Deep. Makeup with Listed Breakers Installed and Made Tight. Identify Branch Circuit Max Height for Breakers is 6'7"
	No Panel Boards in Bathrooms and Closets
	Antioxidant Installed on all Aluminum Wires
	Check Wire Size Minimum 4AWG CU or 2AWG AL 2007 CEC310.15B6
	Check Insulation for Damage and Type
	Use Proper Bending Ratios Not More Than 5 Times the Diameter of Cable
	Proper Smoke and Carbon Monoxide Detector Locations
	All Outlets in Bedroom To Be Arc Fault Protected Receptacles, Smoke Detector, and Lights
	Use Proper Size Wire for Amperage 12 Gauge for 20 Amp, and 14 Gauge For 15 Amp, Usually 14 Gauge is White, and 12 Gauge is Yellow
	Check That All Recessed Can Lights In Unconditioned Space are Air Tight and IC Rated If In Contact With Insulation
Check Sub Panel for Ground, and Neutral to be Separated, Only Ok To Be Tied Together In Main Service Panel	
Check Metal Boxes for Ground Screws, and No Metal Mud Rings With Plastic Boxes Unless Bonding Jumper Installed	



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ELECTRICAL	Lighting Clearance in Closet From Shelf Surface Fixture 12" Recessed Fixture 12" Recessed Fixture 6"
	3-way Switch Required at Stairs 6 or More Risers Controlled from Top and Bottom
	Panel Labeled and Clear Space in Front
	AFCI/GFCI Breakers Installed
	Test all GFCI Outlets and Outlets Fed by GFCI
	Grounding/ Bonding Installed Rod or UFER
	All Disconnects in Place with Correct Fuse Sizes and Clearances
	All Unused Openings Closed
	Cover Plates Installed Check for Goof Rings at Granite Back Splash at Kitchen Max ¼" Back from Noncombustible Surface to Box
	All Fire Rated Penetrations Sealed
	Equipment Installed Listed and/or Approved
	Bubble Covers in Wet Locations
	Receptacle Within 25ft of Equipment
Light and Receptacle in Attic Access	
PLUMBING	Gasline Size and Material
	Gasline Schematic
	Gas Line Sizing Calculations