

Pre-Approved ADU Plans Fact Sheet



The City of Compton now offers five free Pre-Reviewed/approved ADU (PRADU) plans that can be used by any Compton resident!

What are PRADU plans?

PRADU plans are standard plan sets that have been reviewed and approved by the City, for use by homeowners seeking to build an ADU on their property.

Benefits of PRADU plans

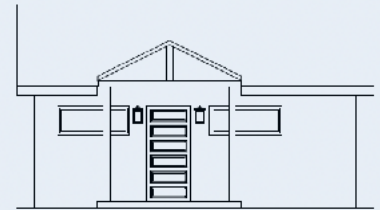
- ✓ **Skip the design process** — you only need to work with a professional to prepare a **site plan** and **solar plan**.
- ✓ **Expedited approval process** — most of your application has already been reviewed by the City.
- ✓ **Greywater ready** — all of the PRADU plans are designed to be compatible with a greywater system, you just need to design and install the outdoor components.

How do I use them?

Browse the plan sets on our website and download your choice. We recommend **speaking with the Building Department early** to confirm that the chosen plan set will work for your property.

Work with a design professional to **prepare a site plan** indicating how your ADU will be placed on the lot. You'll also need to work with someone to design the solar system plan, unless you're using the studio or one-bedroom plan, which are exempt from the requirement.

Submit your complete application package to the Building Department as you would for any ADU application.



Studio 447 sf



1 bed, 1 bath 630 sf



2 bed, 2 bath 744 sf

Compton Building Department

205 S. Willowbrook Ave.
Compton, CA. 90220

PLANNING: (310) 605-5532

BUILDING & SAFETY: (310) 605-5509

Visit the City's website:
**Compton Accessory Dwelling
Units**



3 bed, 2 bath 999 sf



**Two-Story
2 bed, 2 bath 992 sf**

How do I use them?, *cont.*

The Building Department will complete an **expedited plan check** to make sure your site plan meets all code requirements. They will advise you of your required fees and how to pay them.

It's possible that you may need to make changes to your site plan based on comments from the Building Department, so plan for at least one **resubmission cycle**.

Once your fees have been paid and all required changes have been made, your plans will be approved and you will **receive your building permit**.

PRADUs are subject to the same inspection process as any other type of building permit.

Can I make any changes?

Making changes to a PRADU plan prior to building permit issuance will most likely **require your application to undergo a standard plan check process**, reducing the benefit of using a PRADU plan set.

Exceptions may include *minor* modifications, such as:

- Using a different type of water heater or HVAC system
- Changes to the doors and windows

You may be able to make minor changes such as these after you receive your building permit, via the permit revision process. Talk to the Building Division for more information.

What's Included?

Included

- Title Sheet
- Floor Plan
- Elevations
- Foundation & Roof Framing Plan
- Door & Window Schedule
- Structural Sheets & Calculations
- Title 24 Energy Calculations

Not Included

- Completed Site Plan
- Solar Plan
- Landscaping Plan*
- Grading/Drainage Plan*

* Not typically required by the Building Department.

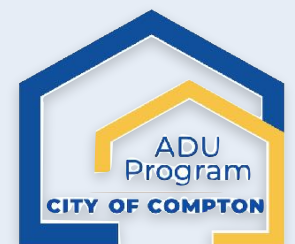


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