



City of Beaumont

Frequently Asked Questions for Use of Accessory Dwelling Unit Standard Plans

1. Are these plans available for a fee?

Two plans are currently offered and have been prepared for the city and are available for download free of charge.

2. To what extent can these plans be customized?

The standard plans designed for the city cannot be modified. To modify them in any way you would need to hire a licensed design professional who will need to redraw the plans to make your modifications. Plan sheets of these plans may not be slip sheeted into your new plan set. However, once modified, the plans will no longer be pre-approved and will require a standard full plan review and standard plan review fees.

3. Can I use these plans if I want to convert an existing structure, such as a detached garage or pool house, into an ADU?

No. These pre-approved ADU Standard Plans are only for new, detached structures.

4. Can I use these plans to add an attached ADU to my home?

No. These pre-approved ADU Standard Plans are only for new, detached structures.

5. How do I pay for these plans?

Two sets of plans are currently offered, both have been prepared for the city and are available free of charge. The plans can be downloaded directly from the City's website free of charge.

6. Will other agencies need to review my plans? Do other clearances still apply?

Yes. Other agency reviews and clearance requirements may still apply depending on your individual site conditions.

7. Once a standard plan is selected, how does a customer indicate the use of the standard plan on the permit application?

When submitting your building permit application, please indicate the name of the ADU Standard Plan you are using in the 'Description of Work' and include the word "ADU Standard Plan".

8. What items are required for plan check submission using an ADU Pre-Approved Standard Plan?

You can submit your ADU online via the City's Customer Self-Service (CSS)

Portal or via email to permits@beaumontca.gov. Additional documents and plans that are specific to your particular site are required. Please refer to our website for detailed plan information.

9. Why do the plans still need to be plan checked if they are 'pre-approved'?

While the design and construction details of the ADU Standard Plans have been pre-reviewed by the Building and Planning Divisions, there are site specific factors that need to be reviewed to ensure that your property is suitable for the selected ADU and that the siting of the ADU meets code requirements. For example, the ADU may not be suitable for your property if it is proposed to be located on a slope, under a high-voltage power line or if it does not meet setback or floor area ratio requirements. There may also be additional requirements depending on the existing conditions of the primary dwelling, such as the installation of fire sprinklers or solar panels.

10. If I use an ADU Standard Plan, will the plan check review process be expedited?

Currently, ADU Standard Plans are subject to the same standard turnaround, which is 15 business days for the initial review and 5 days for resubmittals.

11. Can I use these plans outside of the City of Beaumont?

The City of Beaumont's ADU Standard Plans have been pre-approved for use in qualified properties within the City of Beaumont and have not been reviewed by any other jurisdiction. The designer of the plans prepared the documents for use in the City of Beaumont only.