

Residential – Walk In
ACCESSORY DWELLING UNIT

Notes:

- a. All permit applications must be made in person.
- b. Foundation may be of engineered design or comply with Figure R403.1.1, 2003 IRC.
- c. Two complete sets of plans for the accessory dwelling unit are required, to include floor plans and elevation plans, showing the location and size of all doors and windows and drawn to scale.
- d. The accessory dwelling unit must comply with the light, ventilation and heating requirements of sec. Sec. R303, 2003 IRC.
- e. Habitable accessory buildings may not exceed the height of the principal residence.
- f. The accessory dwelling unit location must comply with the applicable zoning setbacks.
- g. The addition of the accessory dwelling unit cannot cause the total lot coverage to be in violation of the zoning ordinance.
- h. The minimum ceiling height is 7 feet. .
- i. At least one habitable room shall have not less than 120 square feet of gross floor area. Other habitable rooms shall have a floor area of not less than 70 square feet.
- j. Habitable rooms shall not be less than 7' in any horizontal dimension. Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.
- k. Cooking facilities are not allowed if in single family zoning district. Zoning Ordinance – Chapter 9 - definition of dwelling unit. Habitable accessory buildings may not be used as a separate independent residence for One-Family Districts.
- l. At least one emergency escape and rescue opening is required for each sleeping room.
- m. Smoke alarms are required in each sleeping room and outside each sleeping area in the immediate vicinity of the bedroom.
- n. A 22" X 30" attic access opening shall be provided for attics in excess of 30 sq. ft. with a vertical height of 30" or greater.
- o. Accessory dwelling unit must demonstrate compliance with the requirements of the Energy Code of the City of Fort Worth for the addition.
- p. Light frame construction with open spans in excess of 24 feet require engineered design.
- q. Additional parking may be required. See the requirements for the zoning district.