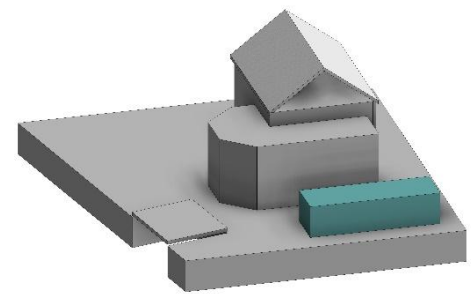
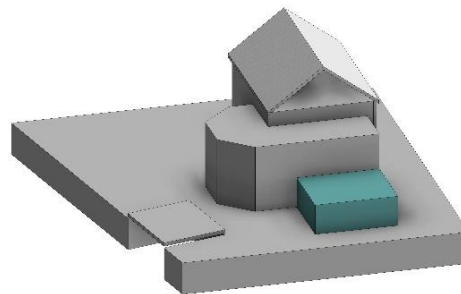
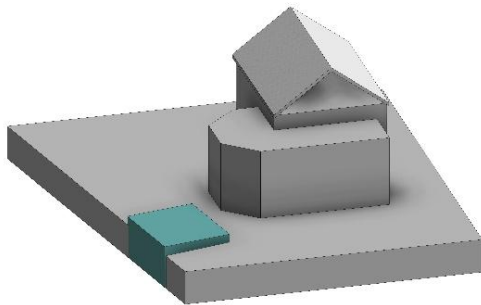


ADDITIONAL DWELLING UNITS

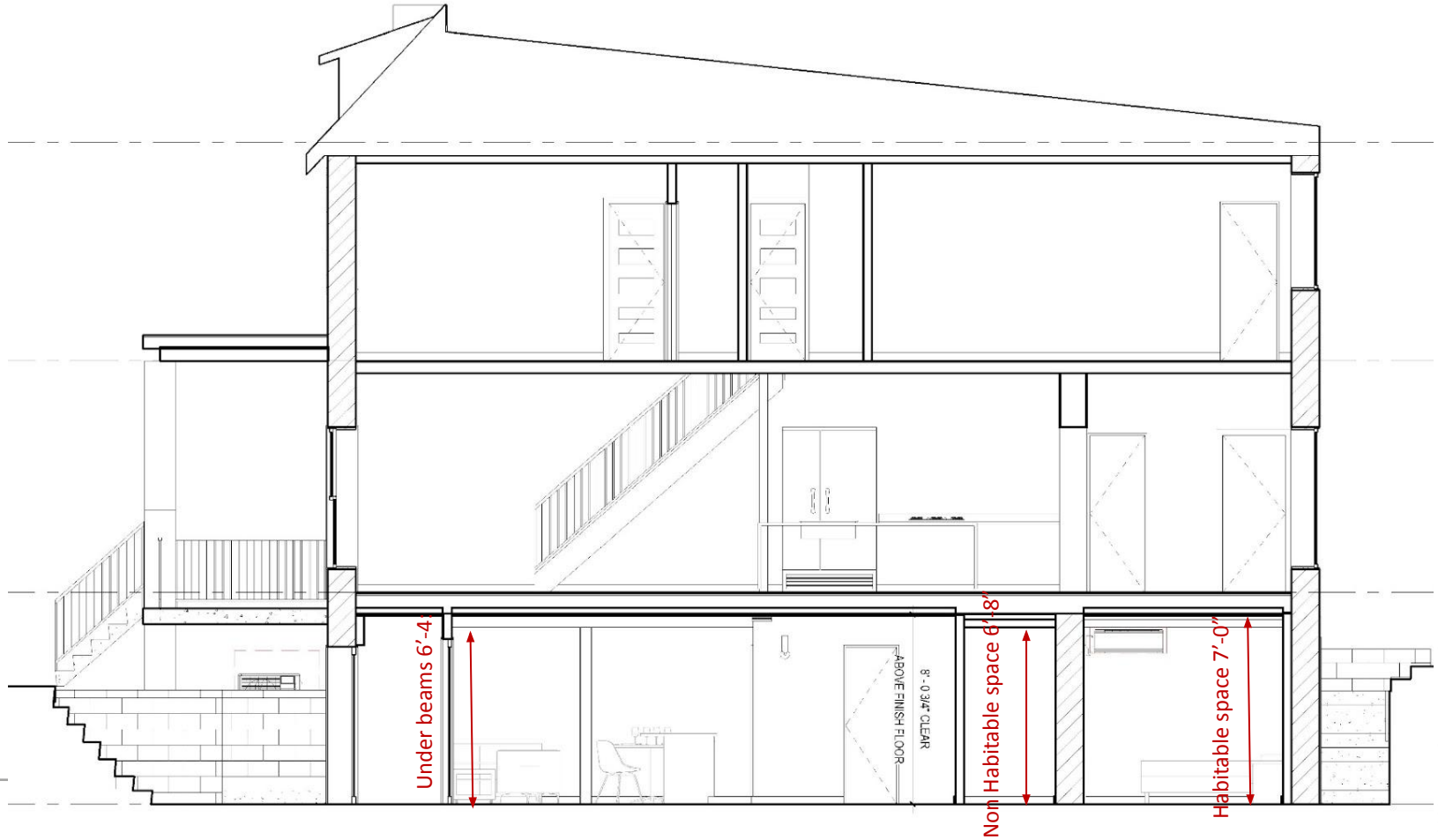
ileana schinder, architect
January 2022



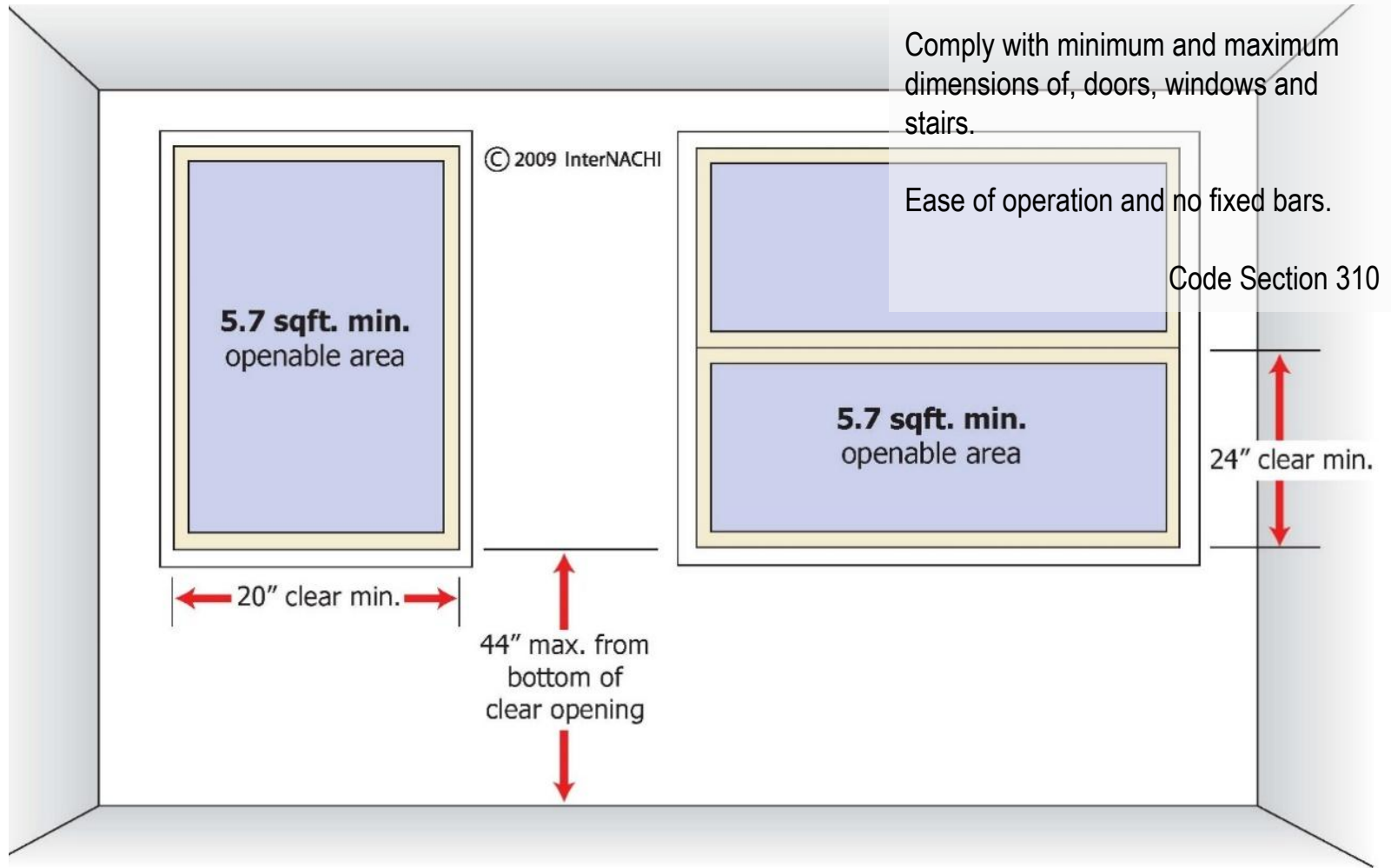
HEAD CLEARANCE

All habitable spaces -i.e. Bedrooms and living rooms- must be a minimum of 7'-0".
Non habitable spaces -i.e. laundry, bathrooms- can be a minimum of 6'-8"
Under beams and ducts 6'-4"

Code Section: 404.3 Min. Clg Heights



EGRESS | ACCESS





Heating equipment must be capable of maintaining 68°F in all habitable rooms and bathrooms.

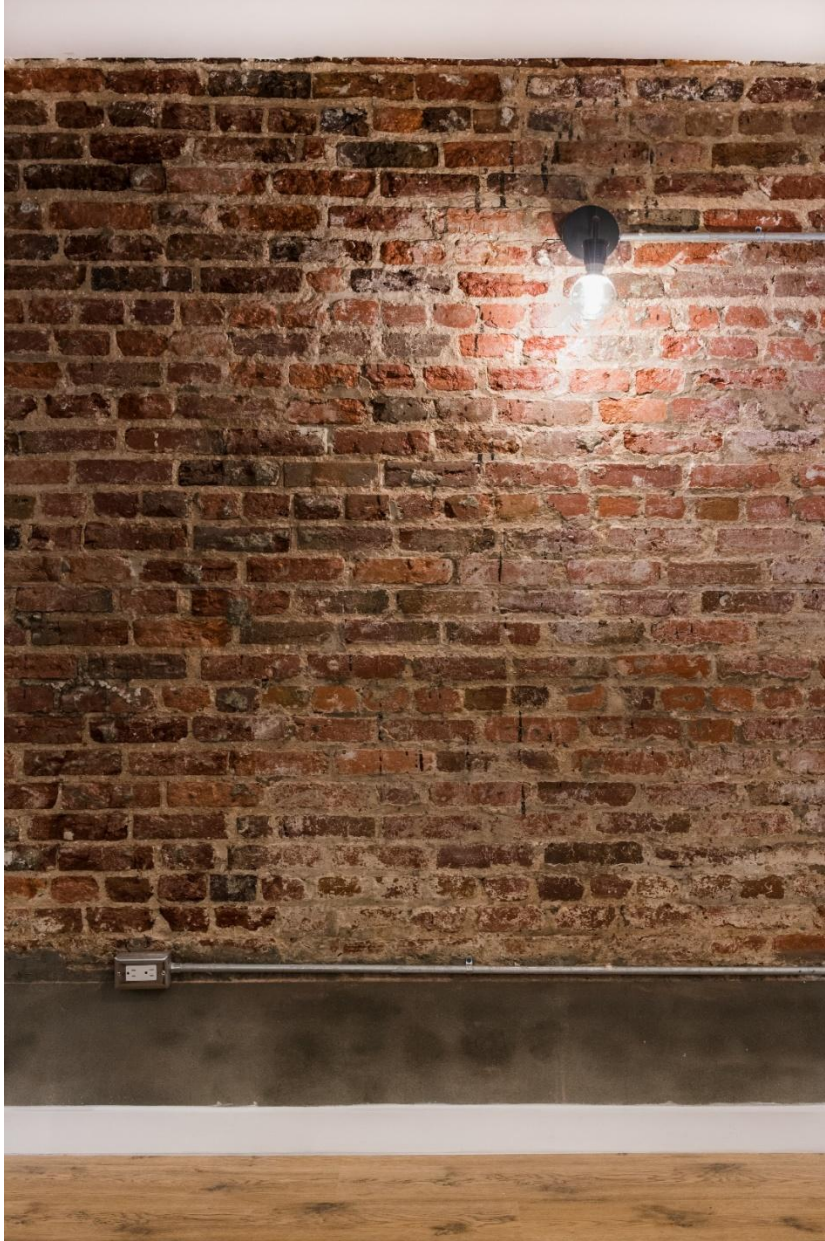
Portable heaters STRICTLY prohibited.

Each resident must be able to provide climate control in their residence.

Strict conditions on shared space conditioning infrastructure. It is recommended that each dwelling has its own equipment, thermostat and controls.

Code Section: IPMC 602

ELECTRICAL



Individual panel / sub-panel accessible for each unit.

Proper receptacle distribution.

Proper receptacle grounding.

Proper lighting distribution per space.

Code Section IPMC 604

PLUMBING

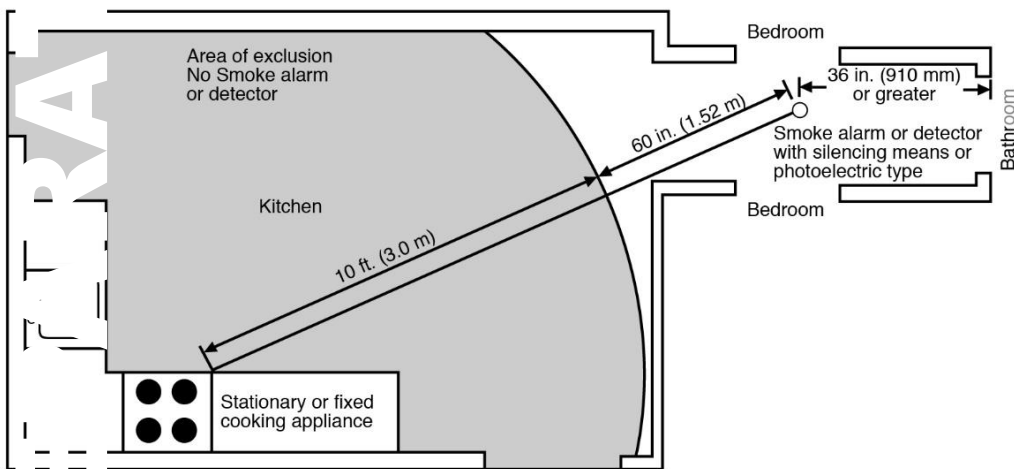
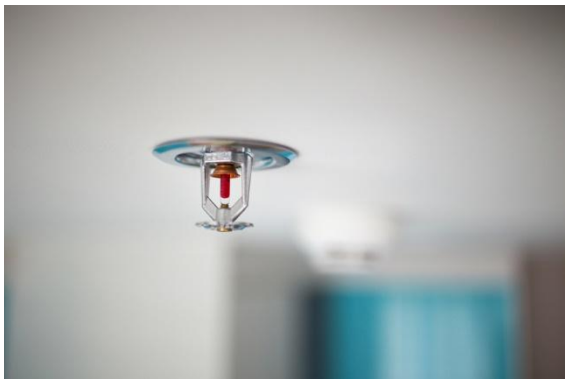


Each dwelling unit must be provided with cold and hot water

Hot water must be provided from an accessible hot water equipment.

Min. dimensions between fixtures. I.e. clearances around WC

Chapter 26, 27 & 28, among others



The floor/ceiling must provide a 1-hr fire separation between dwelling units

Fire stopping: all duct chases, bulkhead and ceiling recessed fixtures must be fire stopped.

Two independent exit ways are required for basements

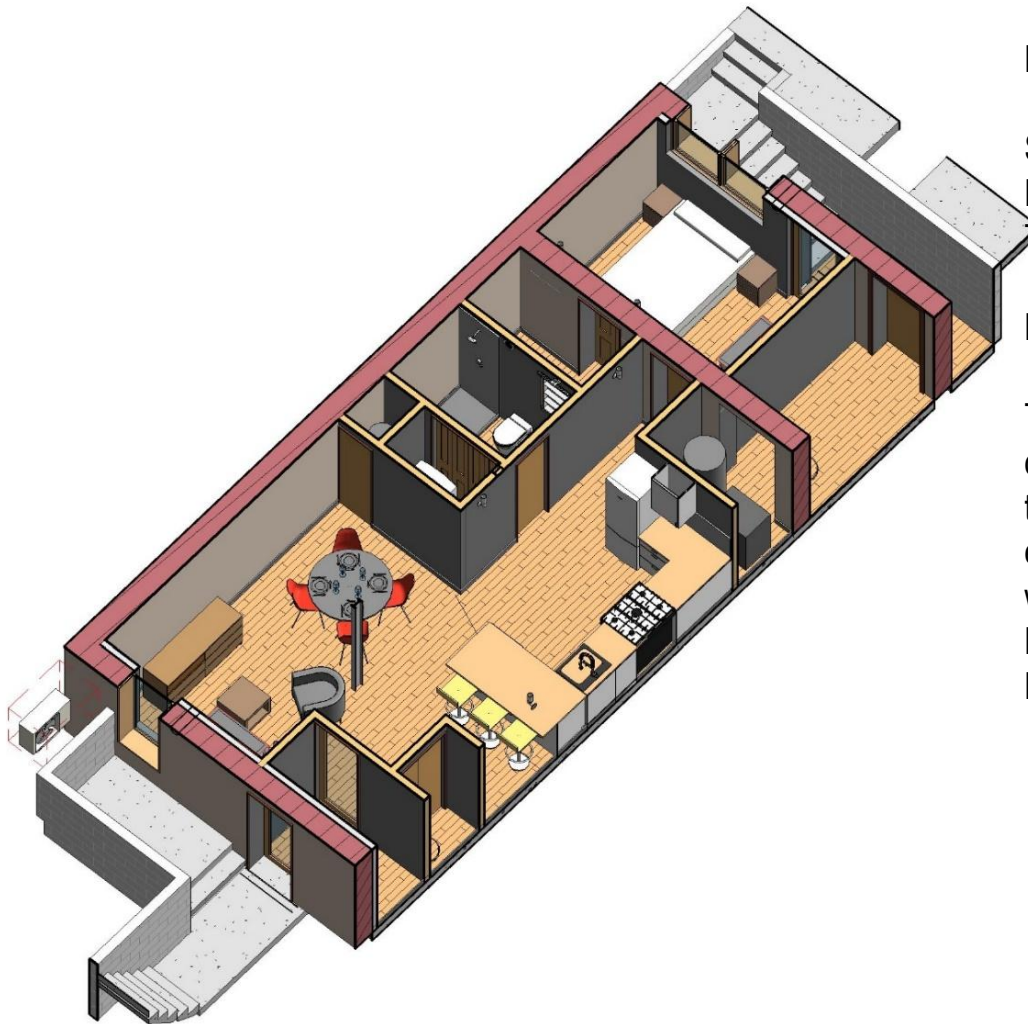
Hardwired smoke detectors in each habitable space.

One carbon monoxide alarm in the immediate vicinity of bedrooms if the building contains a fuel burning appliance or has an attached garage.

Code Section R202, R302 and others

Image source: NEMA Currents
<https://blog.nema.org/2017/05/10/life-safety-relies-on-code-adoption/>

Image source: In public Safety. Link:
<https://inpublicsafety.com/2016/10/fire-departments-push-residential-sprinklers/>



Living Room area min. 120 sq ft
Bedroom area min. 70 sq ft
Min. Horizontal dimension 7'-0"

Min width of hallways 3'-0"

Stairways Min. 3'-0" Wide
Headroom 6'-8"
Tread / Riser: 10" Min / 7-3/4" Max

Kitchen min. passageway 3'-0" clear

The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants.

Max 2 occupants 220 sq ft

Max 3 occupants 320 sq ft

Code Section 404.5 Overcrowding

EQUIPMENT



Dwelling shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.

Kitchen: sink, cooking appliance and refrigeration equipment
Min. Clear working space of 30" in front of each.

Bathroom: WC, sink and shower facility.

Laundry facilities are not a code requirement, but they are a desirable feature.

Code Section 404.7 Food Prep

ENERGY CODE

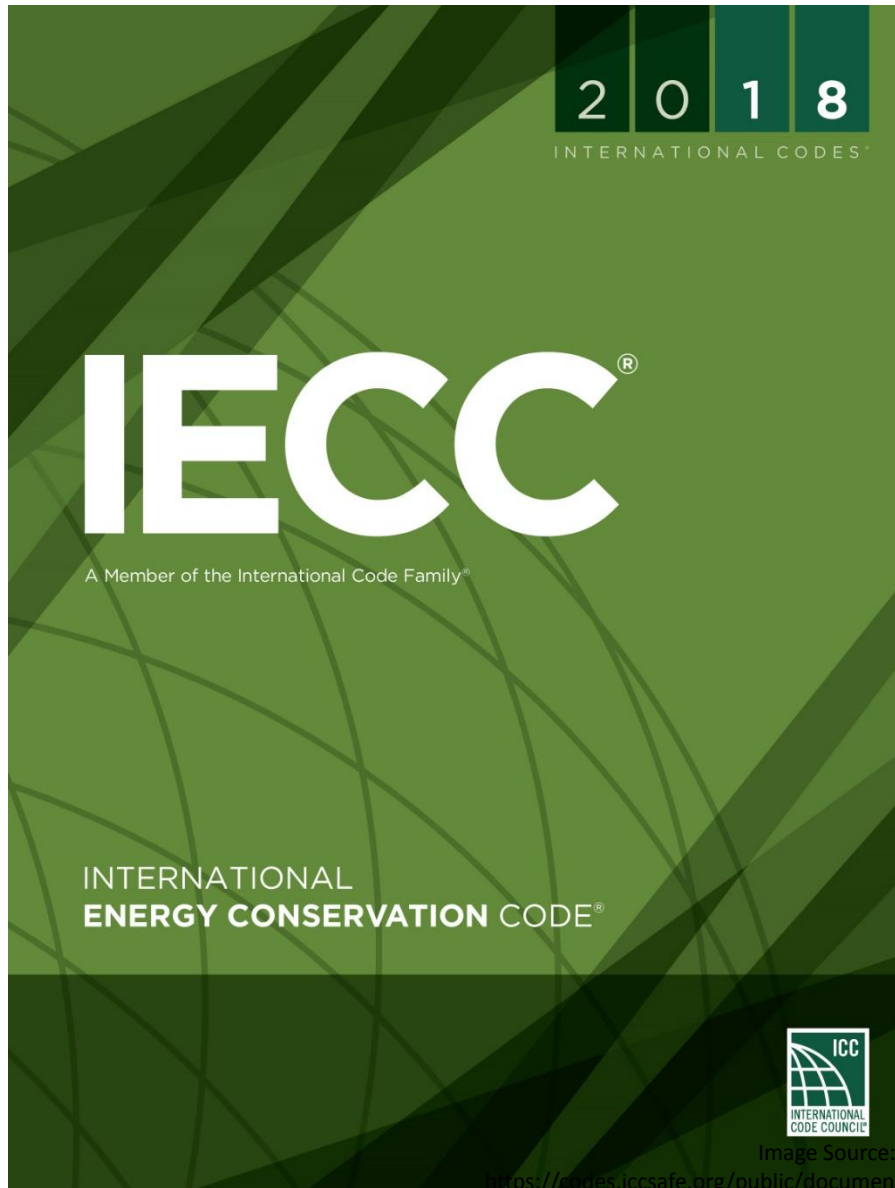


Image Source: ICC Codes

<https://codes.iccsafe.org/public/document/toc/286/>

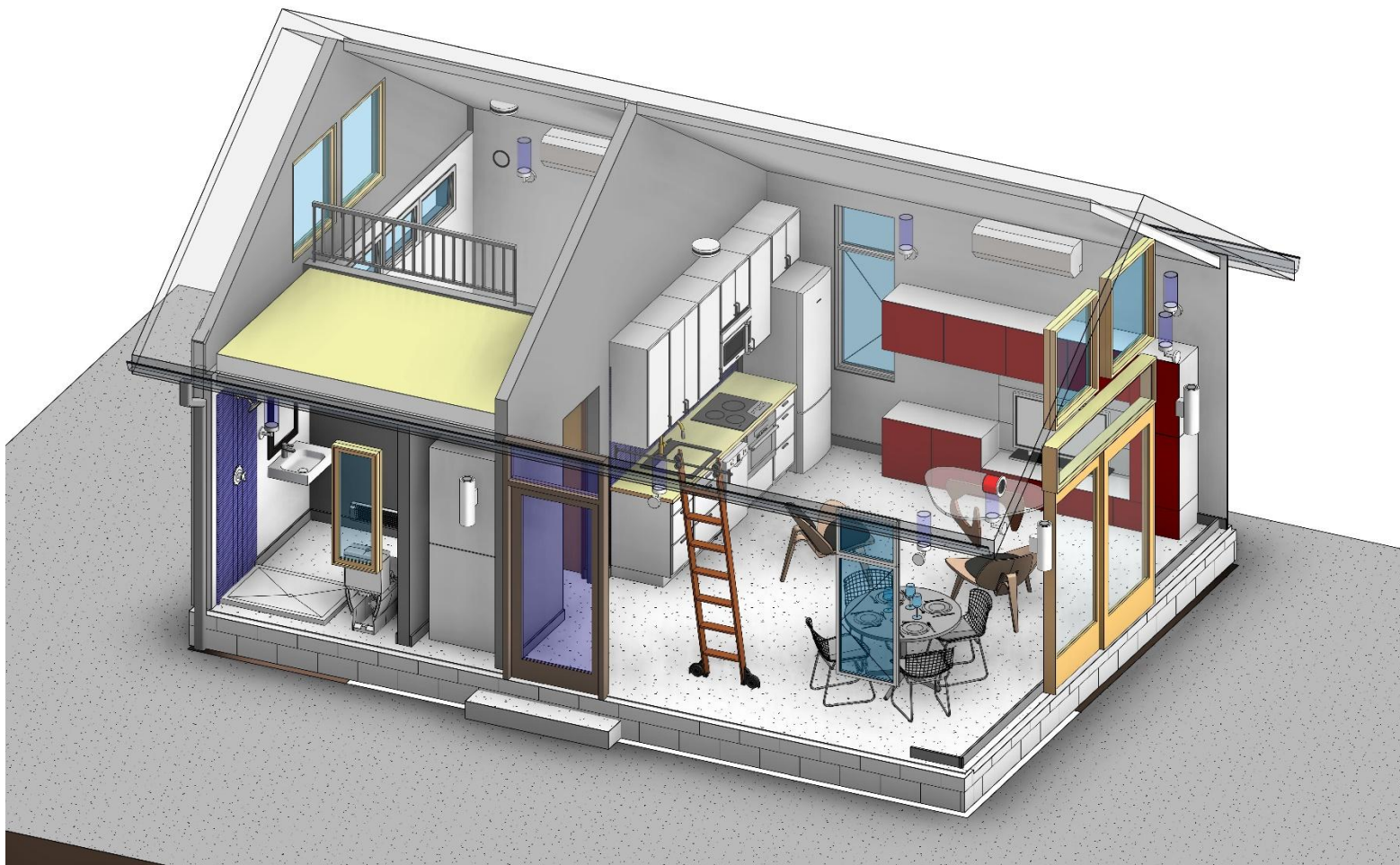
Some portions of the International Energy Conservation Code may be applicable in Montgomery County. Since ADUs are a sub-group of residential design, make sure you consider these elements in your ADU.

Insulation
Fenestration
Fresh air intake
Space conditioning

Applicability on those conditions are based on the scope of the alteration.

iflana schinder
ARQ

EFFICIENCY



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NATURAL LIGHT



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OPENNESS



Book:

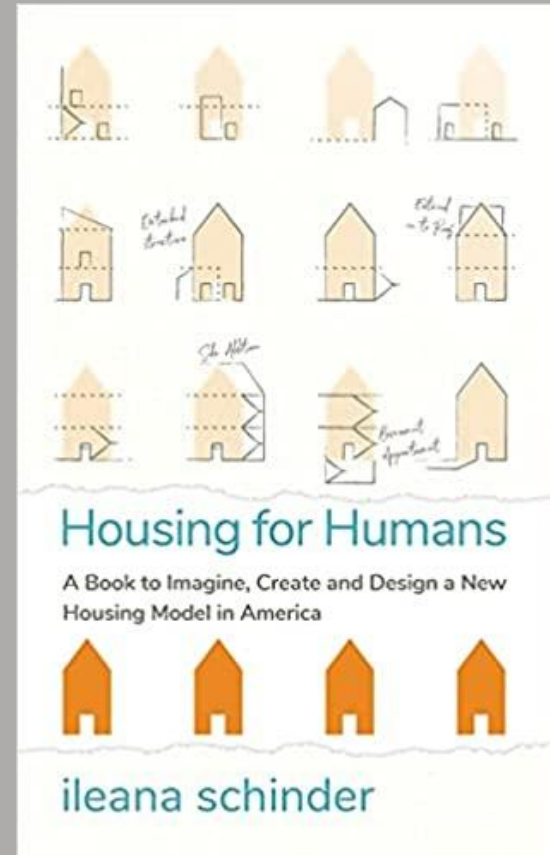
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