



ACCESSORY APARTMENT REQUIREMENTS

This list is provided for convenience only. It is a tool for your use to check what would be needed to bring your existing apartment to code so that it could be used as a legal accessory apartment. It is not intended to be all inclusive. Other items may be found upon inspection by the City of Orem.

ZONING REQUIREMENTS

- _____ At least three paved or asphalted off-street parking pads need to be provided. At least one of the required spaces must begin behind the front setback lines and no more than one (1) parking stall shall be within the side yard setback adjacent to a street.
- _____ Maximum 1200 square feet and minimum 300 square feet – Actual square footage of apt: _____
- _____ Number of bedrooms _____ (Maximum allowed is two)
- _____ Outside entrance must be properly located (Cannot be facing a street)
- _____ Owner must live there
- _____ Owner needs to sign an affidavit that he/ she will not rent both units
- _____ Apartment can only be rented to one family or up to three singles
- _____ Floor plan must be provided
- _____ Site plan must be provided
- _____ Interior access must be maintained between house and apartment (access through the garage or a porch does not qualify)

SEWER AND WATER IMPACT FEES MUST BE PAID - \$1,775.33

ADDITIONAL INFORMATION: 1) If the house is not currently connected to City sewer (i.e. has a septic system), if the sewer main is within 300 feet of your house, you will be required to connect to City sewer. 2) Health Department regulations require a second garbage can be provided for the apartment.

BUILDING SAFETY REQUIREMENTS – NOTE: The apartment must be brought up to the current building code requirements and fees paid for building permits - \$100.00 - \$650.00 depending on what needs done.

- _____ BUILDING PERMITS are required for all new, remodel and finish work. In order to receive approval for this apartment, you will be required to get a building permit for all of the construction that was done without approvals, whether finish work or alterations, as well as the upgrades mentioned herein to bring the apartment into compliance with the current codes.
- _____ One-hour fire-resistive construction required between the units
- _____ All penetrations of the required fire-resistive construction between units, e.g. can lights, exhaust fans, ductwork, must be five-side wrapped with 5/8" type x sheetrock or listed as one-hour rated
- _____ One-hour fire-resistive construction required under the stairs.
- _____ Doors in the common walls to be 20-minute fire-rated and self-closing
- _____ Both conditioned air and return air from one unit's heating or air conditioning system cannot be mixed with that from the other unit. i.e. The accessory apartment must have its own source of heat.
- _____ Egress windows must be provided per code (one for each bedroom) with a minimum opening of 5.7 square feet, when window sill is 44" or more below finish grade. Grade floor openings shall have a minimum net clear opening of 5 square feet. Opening to measure a minimum of 20" wide and 24" high.
- _____ Handrails must be built per code and provided as needed.
- _____ A smoke detector must be provided in each bedroom and in a hallway or room leading to each bedroom, with a minimum of one on each floor.
- _____ A carbon monoxide detector must be provided on each level of home
- _____ All gas-fueled appliances must be provided with the proper amount of air for efficient combustion
- _____ All clothes dryers must be vented to the exterior of the building.
- _____ All outlets in bathrooms, outside, garage, in unfinished parts of basement and all outlets on the kitchen countertops need to be protected with a ground-fault-interrupter receptacle or breaker
- _____ All electrical circuits serving bedrooms need to be arc-fault protected
- _____ Electrical outlets to be tamper-resistant type
- _____ Window wells for egress windows need to have all minimum dimensions of 36 inches or 24" minimum when installed to earlier code and modification request approved
- _____ Minimum ceiling height must be 7'0"
- _____ Furnace room walls and ceilings to have one-hour fire-resistive construction and 20-minute rated self-closing door.