



WATER DIVISION

PLAN/PERMIT SUBMITTAL REQUIREMENTS FOR ADUs

An Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) added to a residential property may require water-usage devices such as kitchen, bathroom, laundry fixtures and in specific cases, fire sprinklers. The California Residential Code and the State Fire Marshal requires an automatic fire sprinkler system in ADU's and JADU's when the existing primary dwelling unit has a fire sprinkler system. Where the primary dwelling unit does not have fire sprinklers, installation of fire sprinklers in the ADU or JADU is not required but may be installed at the option of the property owner.

When a fire sprinkler system is installed, the existing water service must be adequate for all water usage on site. The following are the steps to assist in determining if the existing water service is adequate or if an increase in water meter and service line will be required.

1. The Community Development Department and Burbank Water & Power continue to offer online services and encourage customers to use electronic submittal format whenever possible.
2. Since water fees can hinge on the fire sprinkler requirement, it is strongly advised that your plans be reviewed by the Fire Department first then by the Water Division.
3. Complete a Sizing Water Meter and Service Line form with the quantities of each type of plumbing fixtures for both the proposed ADU and the existing main dwelling.
4. Contact Water Engineering at (818) 238-3500 as soon as possible to determine the water fees and charges associated with your project. Please be aware that water charges and fees can vary widely (**from a few hundred up to ten thousand dollars**) depending on your project. Factors influence the cost are the number of plumbing fixtures, City's water main location, and if an additional separate service is requested.
5. The submitted plans must show the existing water service location and the location of the new water service (if needed).
6. BWP-Water Division will size the domestic meter based on the latest California Plumbing Code requirements.
7. BWP-Water Division will prepare a detailed cost estimate for all the required fees charges and installation deposit for your project. The cost estimate shall be paid in full prior to permit approval by the Water Division (credit cards will not be accepted).
8. The cost estimate is a guaranteed maximum; meaning you will not be charged anything above the provided estimate. On the other hand, if BWP's work was completed below the estimate, you will be refunded the remainder.



Burbank Water and Power - Water Engineering

SIZING WATER METER AND SERVICE LINE

(Per California Plumbing Code, 2022 Edition, Title 24, Part 5)

Owner's Name: _____ Date: _____
 Project Address: _____ Agent: _____
 BS Permit #: _____ Agent Ph.#: _____
 Owner's Phone #: _____ Planning Zone: _____

Description	Water Supply Fixture Units			SubTotal
	Fixture Quantities	No. of Fixture Units		
		Private Use	Public Use	
Bathtub or Combination Bath/Shower (fill)		4	4	
3/4" Bathtub Fill Valve		10	10	
Shower, per head		2	2	
Clothes washer		4	4	
Dishwasher, domestic		1.5	1.5	
Hose Bibb		2.5	2.5	
Hose Bibb, each additional ⁴		1	1	
Lawn Sprinkler each head ²		1	1	
Sinks				
Kitchen, domestic		1.5	1.5	
Bar		1	2	
Bathroom (lavatory)		1	1	
Laundry		1.5	1.5	
Service or Mop Basin		1.5	3	
Wash-up, each set of faucets		-	2	
Clinic Faucet		-	3	
Clinic Flushometer Valve with or without faucet			8	
Water Closet, 1.6 GPF Gravity Tank (Assembly ⁶ Use 3.5)		2.5	2.5	
Water Closet, 1.6 GPF Flushometer Tank (Assembly ⁶ Use 3.5)		2.5	2.5	
Water Closet, 1.6 GPF Flushometer Valve		See Note 5		
Water Closet, > 1.6 GPF Gravity Tank (Assembly ⁶ Use 7.0)		3	5.5	
Water Closet, > 1.6 GPF Flushometer Valve		See Note 5		
Urinal, 1.0 GPF Flushometer Valve		See Note 5		
Urinal, greater than 1.0 GPF Flushometer Valve		See Note 5		
Urinal, flush tank (Assembly ⁶ Use 3.0)		2	2	
Urinal, Hybrid		1	1	
Bidet		1	-	
Dental Unit, cuspidor		-	1	
Drinking Fountain or Watercooler (Assembly ⁶ Use 0.75)		0.5	0.5	
Washfountain, circular spray		-	4	
Mobile Home or Manufactured Home, each (minimum)		6	-	

Owner's/Agent's initials: _____ Total Fixture Units

Distance from meter to most remote outlet

Notes:

1. Appliances, Appurtenances or Fixtures not included in this Table may be sized by reference to fixtures having a similar flow rate and frequency of use.
2. For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (GPM) and add it separately to the demand (in GPM) for the distribution system or portions thereof.
3. Reducing fixture unit loading for additional hose bibbs is to be used only when sizing total building demand and for pipe sizing when more than one hose bibb is supplied by a segment of water distributing pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.
4. Fixture quantities are total plumbing fixtures existing and new.
5. [When sizing flushometer systems. see 610.10](#)
6. [For Assembly Use see Table 610.3](#)

For Water Division Use Only

Pressure at highest outlet	
City to Install Meter and Service Size	
Customer to Install Min. Building Supply Line Size (from meter to building)	