

City of Renton Permit Ready ADU Program

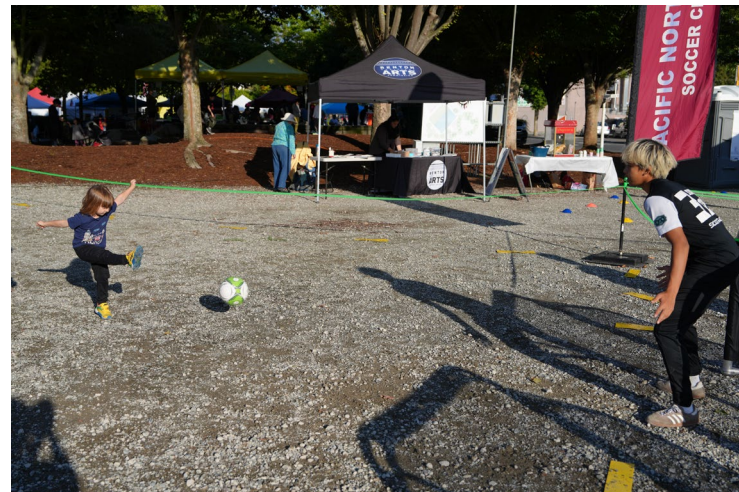
Streamlining Housing with Pre-Approved ADU Plans
Puget Sound Regional Council TOOLBOX Series

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Katie Buchl-Morales, Planner
Scott Warlick, Engineering Specialist

May 9, 2025



Regional Context





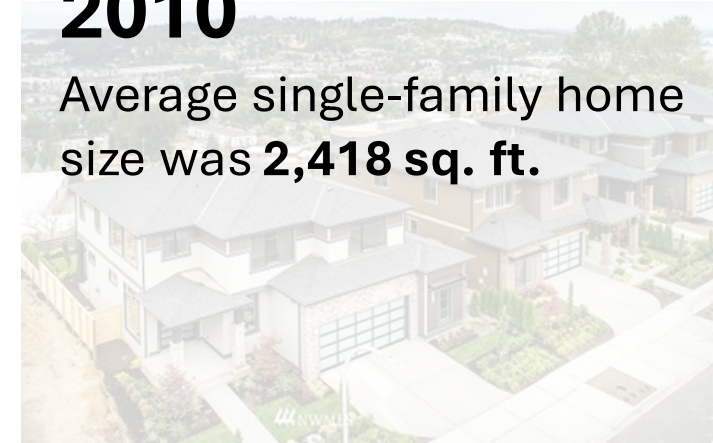
GOAL: INCREASE & DIVERSIFY HOUSING TYPE & SIZE

Ninety-six percent of all single-family homes built in the last 10 years were **1,800 sq. ft.** or greater.



2010

Average single-family home size was **2,418 sq. ft.**



2019

Average single family home size was **3,116 sq. ft.**



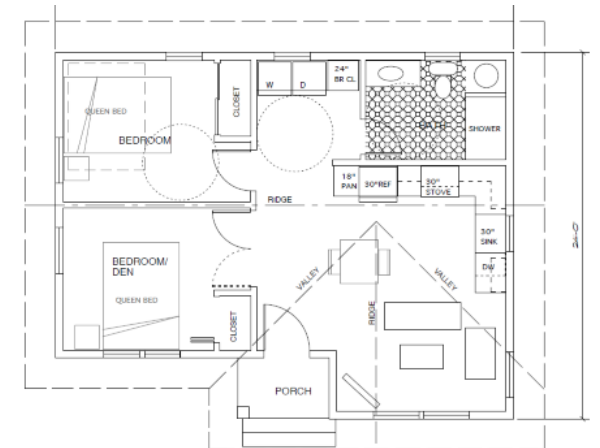
GOAL: INCREASE & DIVERSIFY HOUSING TYPE & SIZE

Permit Ready ADU Program

- **ADU Base Plans:** Architectural plans for residential property owners
 - ✓ Predesigned, engineered, and approved
 - ✓ Cost savings to homeowners
 - ✓ Guidance from city staff
 - ✓ Expedited process
 - ✓ Plan sets are available to developers
- **Identified Design Criteria/Priorities**
 - ✓ Compliance with design standards and building code
 - ✓ Affordability
 - ✓ Feasibility
 - ✓ Mobility and ADA accessibility
 - ✓ Energy efficiency
 - ✓ Compatibility with existing housing stock
 - ✓ Diverse options

PRADU Program Development

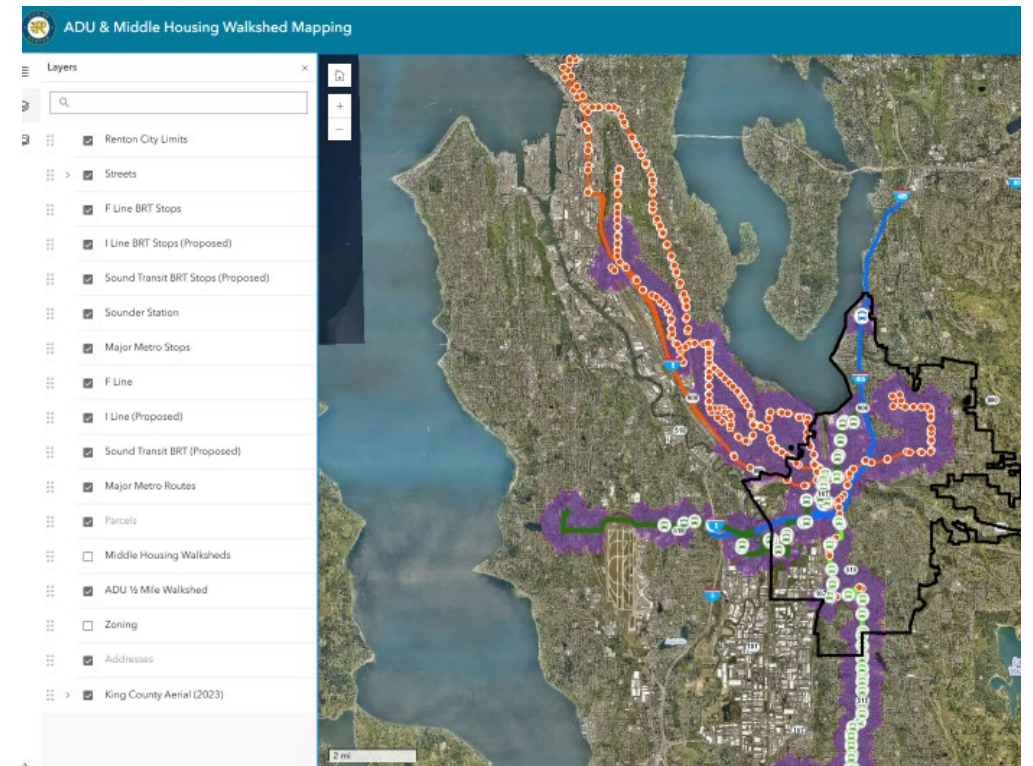
- **Eight ADU model base plans**
 - 3-6 architectural variations per model
 - Single-story, two-story, carriage house units
 - Options for slab on grade and foundation
- **Total cost: \$115,900 (2020)**
 - Architecture/design – \$36,800
 - Engineering – \$77,600
 - Energy consultant – \$1,500
- **Plan sets owned and maintained by the City**



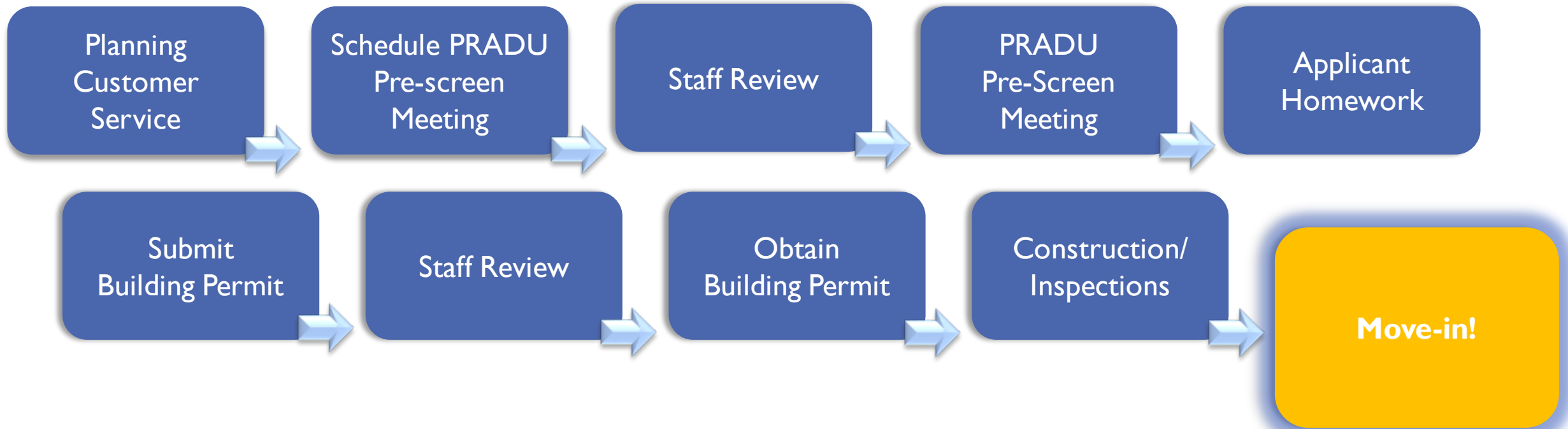
CASCADE 650 sq. ft. 2 BR/1 BA

Program Launch and Year to Date

- **Online Open House, April 2021**
- **First PRADU pre-screen meeting, July 2021**
 - 95+ pre-screen meetings have been held and counting!
 - Three completed PRADUs
 - Five issued building permits
 - Three applications in review/pending
- **Applicant Resources**
 - ½ mile walkshed GIS map
 - Professional services roster
 - Surveyors
 - Architects
 - Builders
 - Access to financing



PRADU Program Process



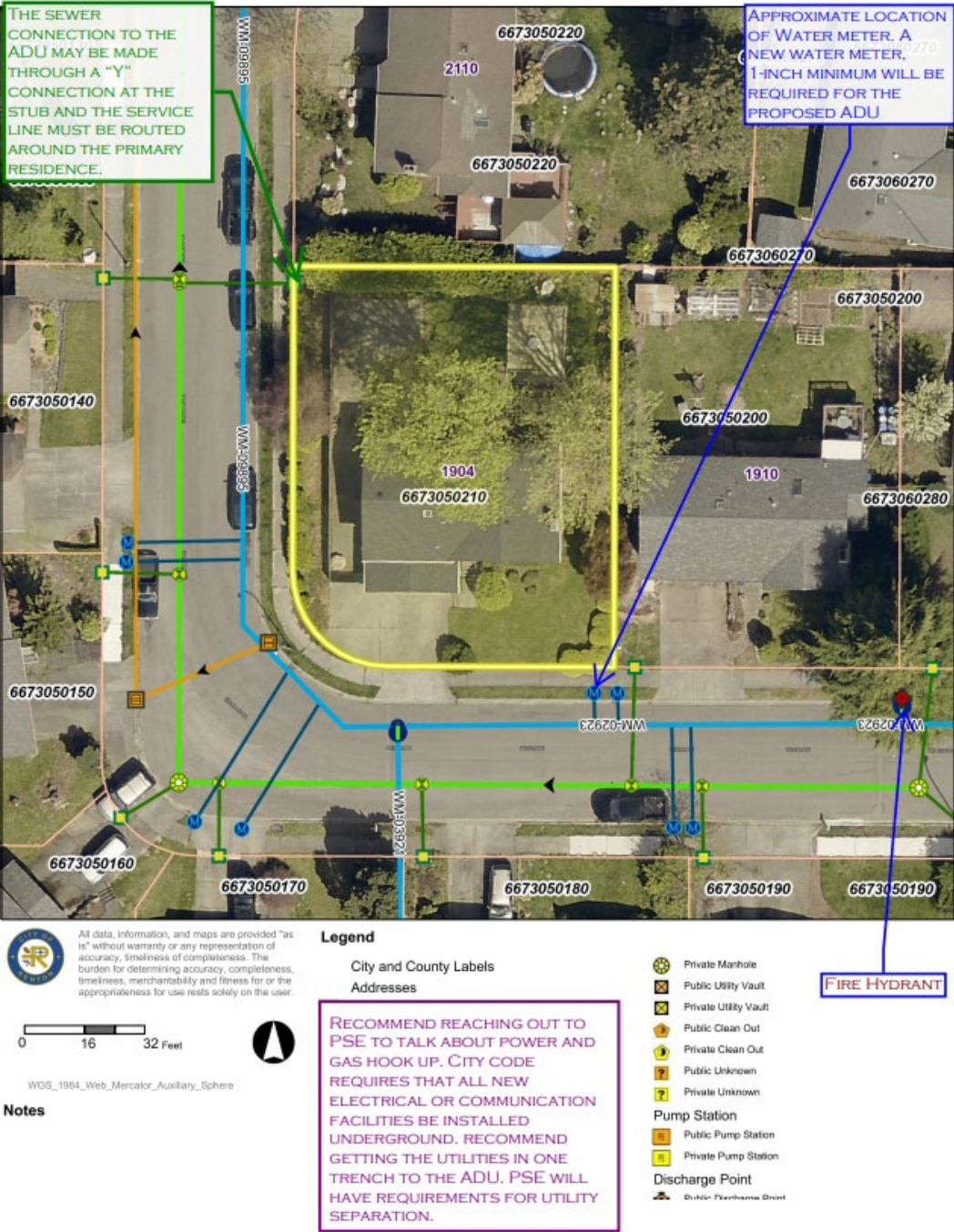
PRADU Pre-screen Meeting

- Feasibility
- Site design
- Potential barriers
- Next steps
 - Pre-screen meeting example



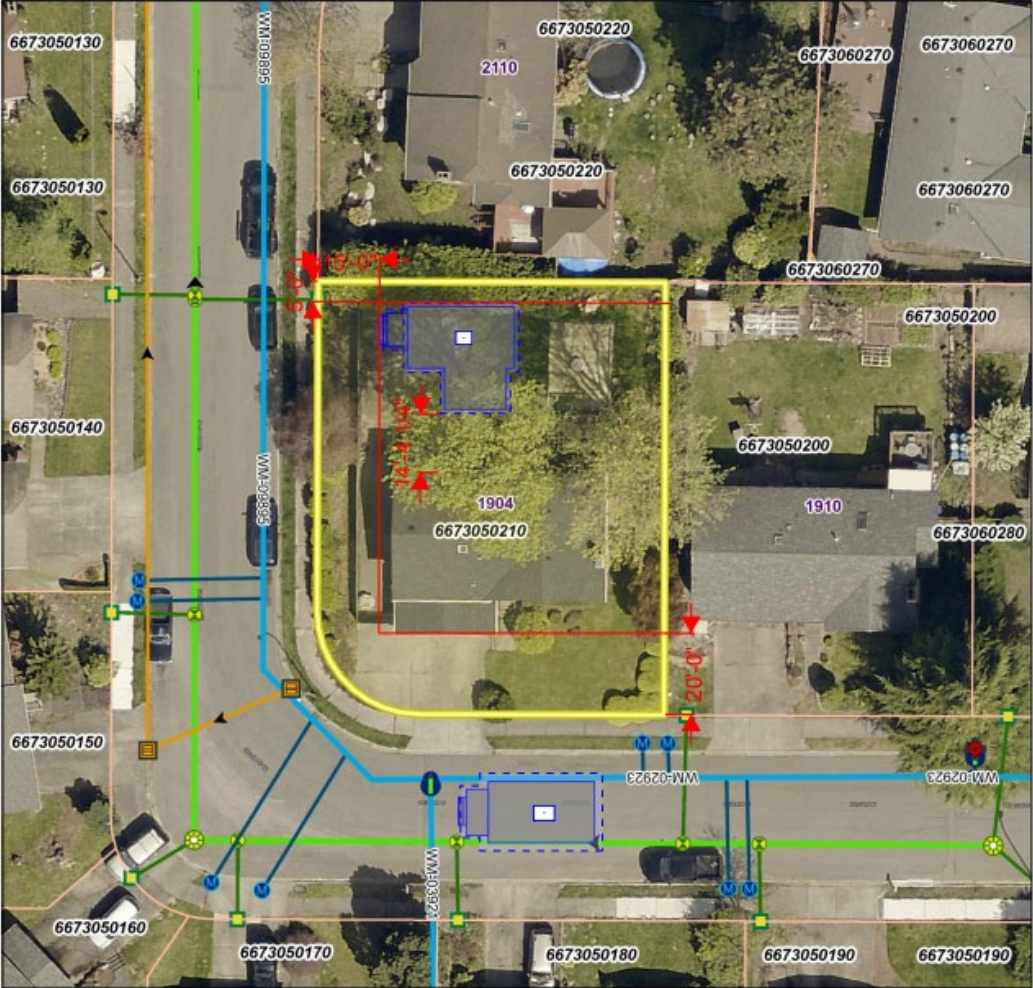
DEVELOPMENT ENGINEERING

PRADU Pre-screen Meeting



PLANNING DIVISION

PRADU Pre-screen Meeting



External Factors, Challenges, and Lessons Learned

■ Implementation Barriers

- Uncertainty, unemployment, and shutdowns
- High interest rates, inflation, and construction costs
- Contractor scarcity
- Requests for modifications
- Existing development regulations
- Applicants on standby awaiting legislative updates

■ 2023 Energy Code Updates

- Revisions needed for plan sets to comply with new energy code requirements



HB 1337 Legislative Updates

- **Local Code Amendments**
 - Owner occupancy, ADU parking, height requirements
- **Predictions: 2025 and Beyond**
 - More of everything, especially attached ADUs
 - Projects on standby
 - Navigating new legislation





QUESTIONS?

More information:

RentonWA.gov/ADU

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