

AB 2533 – EXISTING ADU/JADU LEGALIZATION

SUBSTANDARD HOUSING CHECKLIST



PROGRAM SUMMARY

Effective January 1, 2025, in compliance with AB 2533, the following Substandard Housing Checklist is provided for homeowners seeking to legalize an existing Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) that was constructed prior to January 1, 2020.

Any substandard conditions identified through this checklist will need to be remedied through the standard building permit / inspection process.

SUBSTANDARD HOUSING INSPECTION CHECKLIST

The City Building Inspector or Third-Party Inspector hired by the property owner must ensure that all inspections comply with California State Housing Law and HSC Section 17920.3, which identifies and defines substandard housing conditions.

Below is a checklist of conditions to be inspected, though it is not limited to these where other life safety items may be identified in the field:

| Smoke Detectors: | | |
|------------------|-----------|---|
| Compliant | Violation | Description |
| | | Operational and installed in every sleeping room. |
| | | Installed outside each separate sleeping area in the immediate vicinity (hallways). |
| | | Installed on every level of the dwelling unit, including basements. |

| Carbon Monoxide Alarms: | | |
|-------------------------|-----------|---|
| Compliant | Violation | Description |
| | | Operational and installed outside each separate sleeping area in the immediate vicinity of bedrooms (hallways), on every occupiable level including basements, and in bedrooms with fireplaces. |
| | | Installed on every level of the dwelling unit, including basements. |

| Emergency Egress Windows (for Sleeping Rooms): | | |
|--|-----------|--|
| Compliant | Violation | Description |
| | | Emergency egress windows are provided in every sleeping room. |
| | | The window must have a minimum clear opening width of 20 inches and a clear opening height of 24 inches. |
| | | The window must provide a minimum net clear opening of 5.7 square feet (or five square feet for ground-floor windows). |
| | | There are no obstructions (such as bars, grilles, or security devices) that could impede escape or rescue in an emergency. |

| Sanitation: | | |
|-------------|-----------|---|
| Compliant | Violation | Description |
| | | Proper water closet, lavatory, or bathtub or shower in a dwelling unit. |
| | | Proper kitchen sink. |
| | | Hot and cold running water to plumbing fixtures. |
| | | Adequate heating. |
| | | Proper operation of required ventilating equipment |
| | | A minimum of eight percent (8%) of natural light and four percent (4%) of ventilation is provided based on existing floor area of habitable room(s) |
| | | Habitable room floor areas are not less than 70 square feet, and not less than seven feet (7'-0") in any horizontal dimension, except kitchens. |
| | | Required electrical lighting is provided. |
| | | Habitable rooms have no signs of dampness. |
| | | General dilapidation or improper maintenance of the unit is not present. |
| | | Connection to required sewage disposal system. Properties served by a private septic system require Los Angeles County Department of Public Health (Environmental Health) to verify adequacy of sewage disposal system. |
| | | Proper garbage and rubbish storage and removal facilities are present. |

| Structural Hazards – Include, but are not limited to, the following items: | | |
|--|-----------|--|
| Compliant | Violation | Description |
| | | Adequate foundations are provided. Exposing an area of foundation to verify may be required. |
| | | Adequate flooring or floor supports are provided. |
| | | Flooring or floor supports are of sufficient size to carry imposed loads with safety. |
| | | There are no present members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration. |
| | | There are no apparent members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety. |
| | | There are present members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration. |
| | | There are no apparent members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety. |
| | | All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly. |
| | | All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures. |

| | | |
|--|--|--|
| | | All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly. |
| | | There is no faulty weather protection present which may include: (1) deteriorated, crumbling or loose plaster (2) deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors (3) defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering (4) broken, rotted, split, or buckled exterior wall coverings or roof coverings. |
| | | Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the city building inspector or third-party inspector, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause. Submittal to LA County Fire Prevention and Fuel Modification may be required. LA County Fire Department Fire Prevention Division Inspection may be required. |
| | | All materials of construction, except those that are specifically allowed or approved by this code, and that have been adequately maintained in good and safe condition. |
| | | There are no accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards. |
| | | Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Los Angeles County Building Code. |

| Any nuisance and the following: | | |
|---------------------------------|-----------|--|
| Compliant | Violation | Description |
| | | All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed. |
| | | All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy. |
| | | Possible inadequate structural resistance to horizontal forces (wind and seismic resistance). May require exposure of wall framing. |

The inspections listed in the checklist are minimum requirements, to ensure adequate safety. It is recommended the homeowner hire a California Licensed Engineer to perform the third-party inspection.

PROPERTY OWNER

Property Owner Name _____
Address _____
City _____ State _____ ZIP _____
Telephone _____ E-mail _____

LICENSED CONTRACTOR

Engineer Name (Print) _____
Engineer Company (Print) _____
License Number _____
Address _____
City _____ State _____ ZIP _____
Telephone _____ E-mail _____

BUILDING INSPECTOR

Building Inspector Name _____
Signature _____ Date _____