

## **Previously Unpermitted Accessory Dwelling Unit (ADU) or Junior ADU (JADU)**

Effective January 1, 2025, California Government Code 66332 allows homeowners to obtain a building permit for an Accessory Dwelling Unit (ADU) or Junior ADU (JADU) constructed before January 1, 2020, by demonstrating compliance with minimum health and safety standards as defined in Health and Safety Code Section 17920.3.

### Permit Application Options

#### **Option 1: Standard Formal Review**

Apply for a permit and submit plans that demonstrate compliance with current California Residential Code standards. (*Traditional permitting path*)

#### **Option 2: Compliance with AB 2533 (Health & Safety Code 17920.3)**

Apply for a permit utilizing HSC §17920.3 provisions, and include the following documents:

- A completed Substandard Housing Checklist (p. 2-4), identifying minimum health and safety requirements.
- Submit plans demonstrating compliance with HSC §17920.3 standards listed below. At a minimum, the items noted must be identified on plans.
  - Plans must include a site plan identifying property boundaries, adjacent road(s) or fire access, location of the dwelling unit(s), separation distances from existing structures, etc.
  - Plan must include items included with a bullet within the checklist below
  - As a note, the fire apparatus access/road shall comply with the requirements of the California Fire Code §503 and local amendments.

*Per Government Code 66332 jurisdictions are required to advise applicants prior to submitting a permit application, homeowners may obtain a **confidential third-party code inspection** conducted by a licensed contractor.*

## Project Information

Owner:	Unpermitted conversion <input type="checkbox"/>
Project address:	Unpermitted new construction <input type="checkbox"/>
APN:	Year of ADU/JADU construction:

## AB 2533 Substandard Housing Checklist

Applicant		Items
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	(1) Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit. • <i>Minimum required plumbing fixtures must be shown on plans</i>
<input type="checkbox"/>	<input type="checkbox"/>	(2) Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
<input type="checkbox"/>	<input type="checkbox"/>	(3) Lack of, or improper kitchen sink. • <i>Kitchen sink must be shown on plans</i>
<input type="checkbox"/>	<input type="checkbox"/>	(4) Lack of hot and cold running water to plumbing fixtures in a hotel.
<input type="checkbox"/>	<input type="checkbox"/>	(5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
<input type="checkbox"/>	<input type="checkbox"/>	(6) Lack of adequate heating.
<input type="checkbox"/>	<input type="checkbox"/>	(7) Lack of, or improper operation of required ventilating equipment.
<input type="checkbox"/>	<input type="checkbox"/>	(8) Lack of minimum amounts of natural light and ventilation required by this code.
<input type="checkbox"/>	<input type="checkbox"/>	(9) Room and space dimensions less than required by this code. • <i>Room uses and room dimensions must be on plans</i>
<input type="checkbox"/>	<input type="checkbox"/>	(10) Lack of required electrical lighting.
<input type="checkbox"/>	<input type="checkbox"/>	(11) Dampness of habitable rooms.
<input type="checkbox"/>	<input type="checkbox"/>	(12) Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by a code enforcement officer, as defined in Section 829.5 of the Penal Code, upon successful completion of a course of study in the appropriate subject matter as determined by the local jurisdiction.
<input type="checkbox"/>	<input type="checkbox"/>	(13) Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use.
<input type="checkbox"/>	<input type="checkbox"/>	(14) General dilapidation or improper maintenance.
<input type="checkbox"/>	<input type="checkbox"/>	(15) Lack of connection to required sewage disposal system. • <i>Location, size, type of material at all points of connection must be shown on plans</i> • <i>When two or more buildings on a single parcel have water closets (toilets), provide number of water closets (toilets) for all buildings on the parcel, main home, ADU/s, JADU, Pool house, etc. on plans</i>
<input type="checkbox"/>	<input type="checkbox"/>	(16) Lack of adequate garbage and rubbish storage and removal facilities, as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the lack of adequate garbage and rubbish removal facilities can be determined by a code enforcement officer as defined in Section 829.5 of the Penal Code.
<input type="checkbox"/>	<input type="checkbox"/>	(1) Deteriorated or inadequate foundations • <i>Plans must clearly indicate footing size, location, depth and construction type.</i>
<input type="checkbox"/>	<input type="checkbox"/>	(2) Defective or deteriorated flooring or floor supports.

Applicant		Items
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	(3) Flooring or floor supports of insufficient size to carry imposed loads with safety. <ul style="list-style-type: none"> <li>• <i>Plans must clearly indicate the size, spacing, span, and orientation of all floor framing members, including posts, girders, joists, etc.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	(4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
<input type="checkbox"/>	<input type="checkbox"/>	(5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
<input type="checkbox"/>	<input type="checkbox"/>	(6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.
<input type="checkbox"/>	<input type="checkbox"/>	(7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety. <ul style="list-style-type: none"> <li>• <i>Plans must clearly indicate the size, spacing, span, and orientation of all roof/ceiling framing members, including joists, rafters, ties, purlins etc.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	(8) Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration.
<input type="checkbox"/>	<input type="checkbox"/>	(9) Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.
<input type="checkbox"/>	<input type="checkbox"/>	(a) Any nuisance
<input type="checkbox"/>	<input type="checkbox"/>	(b) 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.
<input type="checkbox"/>	<input type="checkbox"/>	(c) 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.
<input type="checkbox"/>	<input type="checkbox"/>	(d) 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.
<input type="checkbox"/>	<input type="checkbox"/>	(1) Deteriorated, crumbling, or loose plaster.
<input type="checkbox"/>	<input type="checkbox"/>	(2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.
<input type="checkbox"/>	<input type="checkbox"/>	(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
<input type="checkbox"/>	<input type="checkbox"/>	(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
<input type="checkbox"/>	<input type="checkbox"/>	(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or the chief's deputy, 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.
<input type="checkbox"/>	<input type="checkbox"/>	(i) 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.
<input type="checkbox"/>	<input type="checkbox"/>	(j) Those premises on which an 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.
<input type="checkbox"/>	<input type="checkbox"/>	(k) 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 Uniform Building Code.
<input type="checkbox"/>	<input type="checkbox"/>	(l) 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.
<input type="checkbox"/>	<input type="checkbox"/>	(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not

Applicant		Items
Yes	No	
		designed or intended to be used for those occupancies.
<input type="checkbox"/>	<input type="checkbox"/>	<p>(o) Inadequate structural resistance to horizontal forces.</p> <ul style="list-style-type: none"> <li>• <i>Provide one of the following for plan review:</i> <ul style="list-style-type: none"> <li>➤ <i>An engineered design for lateral load resisting elements. Provide a shear wall plan and corresponding shear wall schedule in coordination with structural calculations for engineered lateral design. [R301.1.3]</i></li> <li>➤ <i>Brace wall plan graphically illustrating compliance with conventional wall bracing [R602.10]</i></li> </ul> </li> </ul>

\* Electronic Plan Check (EPC) – for details about the EPC process, see EPC Submittal Checklist (CDD-0316) and the EPC Building Permit Submittal Requirements documents available on the CDD Building Division website under Plan Review/Electronic Plan Check. Plan Review submittals must be made online at <https://aca-prod.accela.com/sacramento/Default.aspx>.