



## AB 2533 Substandard Housing Checklist

Effective January 1, 2025, in compliance with AB2533, the following Los Angeles County 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.

Pursuant to California Health and Safety Code Section 17920.3, any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.

### Substandard Housing Inspection Checklist (HSC 17920.3)

The Los Angeles County Building Inspector or Licensed Contractor General B, Specialty Electrical and/or Plumbing Contractor 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
		Installed on every level of the dwelling unit, including basements.
		Operational and installed in every sleeping room.
		Installed outside each separate sleeping area in the immediate vicinity (hallways).

#### 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.
		If there is an attached garage with an opening into the dwelling unit, or a fuel-fired appliance or fireplace in the home, alarms should be installed in each level of the dwelling.

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### 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 5 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.

### Inadequate 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 8% of natural light and 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 7 feet in any horizontal dimension, except kitchens.
		Required electrical lighting is provided.
		Habitable rooms have no signs of dampness.
		Infestation of insects, vermin, or rodents are not present.
		Visible mold growth is not present, 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.
		General dilapidation or improper maintenance of the unit is not present.
		Connection to an approved sewage disposal system compliant to the Los Angeles County Residential Code
		Proper garbage and rubbish storage and removal facilities are present.

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**Structural Hazards include but not limited to:**

Compliant	Violation	Description
		Adequate foundations are provided. May require exposing an area of foundation to verify.
		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.
		There are no present fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
		There are no apparent fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

**Any nuisance and the following:**

Compliant	Violation	Description
		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.

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		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: <ol style="list-style-type: none"> <li>1. deteriorated, crumbling or loose plaster</li> <li>2. deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors</li> <li>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</li> <li>4. broken, rotted, split, or buckled exterior wall coverings or roof coverings.</li> </ol>
		Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the Los Angeles County fire department or Los Angeles County Building and Safety, is in such a condition as to cause a fire or explosion or provide ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
		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 is no accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborage, 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 Residential Code (LACRC).
		All buildings or portions thereof are 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.



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		All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.
		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. Any "Substandard building" includes a building not in compliance with Section 13143.2.
		Pool/Spa code requirements for barriers, safety and protection per the current codes currently in effect per LACRC at time of application/approval.

### Conclusion

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

**Owners Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

\_\_\_\_\_ **Telephone:** \_\_\_\_\_

**Licensed Contractor/ Engineer Name (Print):** \_\_\_\_\_ **License No:** \_\_\_\_\_

**Company Name (Print):** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

\_\_\_\_\_ **Telephone:** \_\_\_\_\_

**County Building Inspector Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_