



## NOTICE REGARDING AB 2533

The State of California recently passed Assembly Bill 2533 which pertains to unpermitted Accessory Dwelling Units (ADUs) that were constructed prior to January 1<sup>st</sup>, 2020. This notice is issued to property owners who's property contains such an unpermitted ADU and may be looking to legalize the structure by obtaining the necessary permits and inspection approvals.

The provisions of AB 2533 require the local jurisdiction to inform the public that a property owner may obtain a confidential third-party inspection from a licensed contractor, architect or engineer to determine the unit's existing condition and potential scope of building improvements needed before submitting an application for a permit to the local Authority Having Jurisdiction (AHJ). This allows a property owner to get a better idea of what upgrades might be necessary, and to make informed decisions prior to engaging with the AHJ.

The bill also requires the AHJ to provide a checklist of conditions contained in California Health and Safety Code 17920.3 that deem a dwelling substandard. The below checklist is provided to assist a licensed professional in evaluating an ADU's habitability conditions and consult with the property owner. To obtain building permits and legalize the ADU, complete plans and construction documents shall be submitted to the city for plan check review and the structure shall be exposed for inspections. Refer to the city's ADU permitting flowchart.

### Inadequate Sanitation shall include, but not be limited to:

Possible or apparent issue	No apparent issues	Condition
<input type="checkbox"/>	<input type="checkbox"/>	Lack of, or improper water closet, lavatory, or bathtub or shower.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of, or improper kitchen sink.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of hot and cold running water to plumbing fixtures.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of adequate heating.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of, or improper operation of required ventilating equipment.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of minimum amounts of natural light and ventilation required by this code.
<input type="checkbox"/>	<input type="checkbox"/>	Room and space dimensions less than required by this code.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of required electrical lighting.
<input type="checkbox"/>	<input type="checkbox"/>	Dampness of habitable rooms.
<input type="checkbox"/>	<input type="checkbox"/>	Infestation of insects, vermin, or rodents.
<input type="checkbox"/>	<input type="checkbox"/>	Visible mold growth, 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"/>	General dilapidation or improper maintenance.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of connection to required sewage disposal system.
<input type="checkbox"/>	<input type="checkbox"/>	Lack of adequate garbage and rubbish storage and removal facilities.

**Structural Hazards shall include, but not be limited to:**

Possible or apparent issue	No apparent issues	Condition
<input type="checkbox"/>	<input type="checkbox"/>	Deteriorated or inadequate foundations.
<input type="checkbox"/>	<input type="checkbox"/>	Defective or deteriorated flooring or floor supports.
<input type="checkbox"/>	<input type="checkbox"/>	Flooring or floor supports of insufficient size to carry imposed loads with safety.
<input type="checkbox"/>	<input type="checkbox"/>	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"/>	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"/>	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"/>	Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
<input type="checkbox"/>	<input type="checkbox"/>	Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration.
<input type="checkbox"/>	<input type="checkbox"/>	Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

**Other substandard conditions shall include, but not be limited to:**

Possible or apparent issue	No apparent issues	Condition
<input type="checkbox"/>	<input type="checkbox"/>	Any nuisance.
<input type="checkbox"/>	<input type="checkbox"/>	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"/>	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"/>	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"/>	Faulty weather protection, which shall include, but not be limited to, the following: <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>

<input type="checkbox"/>	<input type="checkbox"/>	Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that 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"/>	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"/>	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"/>	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 Building Code.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	Inadequate structural resistance to horizontal forces.