

FORM-064

Substandard Building Checklist for Unpermitted Accessory Dwelling Units and Junior Accessory Dwelling Units

Beginning January 1, 2025, in compliance with AB 2533 and the requirements of California Government Code (GC) Section 66332, an unpermitted accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) constructed prior to 2020 may be legalized through the issuance of a building permit. The permit is issued to document the legalization of the unit(s), to show the existing unit(s) does not have any substandard conditions, and to outline any work that is required to correct substandard conditions.

To assist in the identification of substandard building conditions as specified in the California Health and Safety Code (HSC) Section 17920.3, the Long Beach Community Development Department has produced the following checklist, as required by GC Section 66332(d). This checklist is only intended for informational purposes, is not a complete list, and is not intended to replace the expertise of a qualified professional. The property owner of any unpermitted ADU or JADU may obtain a third-party code inspection performed by a licensed contractor to verify the existing condition of the ADU or JADU and to outline any substandard conditions that would need to be improved prior to legalization. The results of this inspection can be used to better inform the owner and design professionals in preparing construction documents (drawings, calculations, etc.) for the building permit submittal.

The following table lists typical conditions which constitute substandard housing but should not preclude other unsafe conditions identified during the permitting process.

ELEMENTS	Substandard Condition	
	Yes	No
FIRE AND LIFE-SAFETY		
Lack of, or inoperable smoke alarms installed in every sleeping room and outside of sleeping area in the immediate vicinity (hallways), and on each level of dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>
Lack of, or inoperable carbon monoxide alarms installed outside each separate sleeping area in the immediate vicinity (hallways) on every occupiable level including basements, in each bedroom with a fireplace, and on each level of dwelling unit where fuel-fired appliances, fireplaces, or garages opening directly into unit.	<input type="checkbox"/>	<input type="checkbox"/>

Lack of, or inoperable emergency escape and rescue openings in each sleeping room. See Information Bulletin IB-006 for requirements.	<input type="checkbox"/>	<input type="checkbox"/>
All units or portions thereof not provided with adequate exit facilities, except those units 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"/>
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"/>
All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by the HSC, 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"/>
SANITATION		
Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.	<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 in a dwelling unit.	<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"/>
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"/>
Lack of minimum amounts of natural light and ventilation required by this code. A minimum of 8% of natural light and 4% of ventilation based on the existing floor area of habitable rooms.	<input type="checkbox"/>	<input type="checkbox"/>
Habitable room area or minimum horizontal dimension are less than 70 square feet or 7 feet.	<input type="checkbox"/>	<input type="checkbox"/>
Lack of required electrical lighting.	<input type="checkbox"/>	<input type="checkbox"/>
Dampness of habitable rooms or lack of vapor barrier under slab on grade floor of occupiable space.	<input type="checkbox"/>	<input type="checkbox"/>
Infestation of insects, vermin, or rodents as determined by the City Health Officer.	<input type="checkbox"/>	<input type="checkbox"/>
Visible mold growth, as determined by the City Health Officer.	<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, as determined by the City Health Officer.	<input type="checkbox"/>	<input type="checkbox"/>
STRUCTURAL		

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.	<input type="checkbox"/>	<input type="checkbox"/>
Inadequate structural resistance to horizontal forces.	<input type="checkbox"/>	<input type="checkbox"/>
MECHANICAL, ELECTRICAL, AND PLUMBING		
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"/>
OTHER		
Any nuisance.	<input type="checkbox"/>	<input type="checkbox"/>
Faulty weather protection, which shall include, but not be limited to, the following:		
Deteriorated, crumbling, or loose plaster.	<input type="checkbox"/>	<input type="checkbox"/>
Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

Broken, rotted, split, or buckled exterior wall coverings or roof coverings.	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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 Uniform Building Code.	<input type="checkbox"/>	<input type="checkbox"/>

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.