CITY OF LONG BEACH

Community Development Department
Building and Safety Bureau
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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.		
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.		

Lack of, or inoperable emergency escape and rescue openings in each sleeping room. See Information Bulletin IB-006 for requirements.		
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.		
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 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.		
SANITATION		
Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.		
Lack of, or improper kitchen sink.		
Lack of hot and cold running water to plumbing fixtures in a dwelling unit.		
Lack of adequate heating.		
Lack of, or improper operation of required ventilating equipment.		
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.		
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.		
Habitable room area or minimum horizontal dimension are less than 70 square feet or 7 feet.		
Lack of required electrical lighting.		
Dampness of habitable rooms or lack of vapor barrier under slab on grade floor of occupiable space.		
Infestation of insects, vermin, or rodents as determined by the City Health Officer.		
Visible mold growth, as determined by the City Health Officer.		
General dilapidation or improper maintenance.		
Lack of connection to required sewage disposal system.		
Lack of adequate garbage and rubbish storage and removal facilities, as determined by the City Health Officer.		
STRUCTURAL		

Deteriorated or inadequate foundations.	☐	☐
Defective or deteriorated flooring or floor supports.	☐	☐
Flooring or floor supports of insufficient size to carry imposed loads with safety.	☐	☐
Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.	☐	☐
Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.	☐	☐
Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.	☐	☐
Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.	☐	☐
Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration.	☐	☐
Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.	☐	☐
Inadequate structural resistance to horizontal forces.	☐	☐
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.	☐	☐
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.	☐	☐
OTHER		
Any nuisance.	☐	☐
Faulty weather protection, which shall include, but not be limited to, the following:		
Deteriorated, crumbling, or loose plaster.	☐	☐
Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.	☐	☐
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.	☐	☐

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 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.	—	
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.		
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.		
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.		

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.