



AB2533: Inspection Checklist (DRAFT)

The following Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) at property address: _____ was constructed before January 1, 2020, and has been used as a residential unit. A Building & Safety inspector will conduct the inspection and complete this checklist. All corrections must be corrected through the permit process before legalizing the ADU or JADU. Once the structure has passed the on-site inspection, then a Letter of Legalization will be issued by the Building & Safety Division.

ON-SITE INSPECTION:

KEY: OK - Compliance Noted CR - Correction Required (Mandatory)				
Health & Safety Items:		OK	CR	CORRECTION DESCRIPTION:
OCCUPANCY:				
1A	This structure or portion of structure was designed and intended to be used for living, sleeping, cooking, or dining purposes.	<input type="checkbox"/>	<input type="checkbox"/>	
ADEQUATE SANITATION:				
1B	This dwelling has a proper water closet, lavatory, and bathtub (or shower).	<input type="checkbox"/>	<input type="checkbox"/>	
2B	This dwelling has a proper kitchen sink.	<input type="checkbox"/>	<input type="checkbox"/>	
3B	This dwelling has hot and cold running water to plumbing fixtures.	<input type="checkbox"/>	<input type="checkbox"/>	
4B	This dwelling has adequate heating with access to the thermostat.	<input type="checkbox"/>	<input type="checkbox"/>	
5B	This dwelling has properly working, required ventilating equipment.	<input type="checkbox"/>	<input type="checkbox"/>	

KEY: OK - Compliance Noted CR - Correction Required (Mandatory)				
Health & Safety Items:		OK	CR	CORRECTION DESCRIPTION:
ADEQUATE SANITATION:				
6B	This dwelling has the minimum amount of natural light and ventilation.	<input type="checkbox"/>	<input type="checkbox"/>	
7B	All guardrail openings are less than four inches in clear width.	<input type="checkbox"/>	<input type="checkbox"/>	
8B	All habitable rooms have a floor area of not less than 70 square feet. (kitchens are exempt)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9B	Habitable rooms are not less than 7 feet in any horizontal dimension. (kitchens and owner-built rural dwellings per California Residential Code Section R301.1.1.1 are exempt)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10B	Habitable space, hallways and portions of basements containing these spaces have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms have a ceiling height of not less than 6 feet 8 inches. Exceptions: <ol style="list-style-type: none"> For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm). The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead. Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor. Beams and girders spaced apart not less than 36 inches (914 mm) in clear finished width shall project not more than 78 inches (1981 mm) from the finished floor. 	<input type="checkbox"/>	<input type="checkbox"/>	
11B	This dwelling has adequate electrical lighting and receptacles, per current California Electrical Code 210.50.	<input type="checkbox"/>	<input type="checkbox"/>	

KEY: OK - Compliance Noted CR - Correction Required (Mandatory)		OK	CR	CORRECTION DESCRIPTION:
ADEQUATE SANITATION:				
12B	The habitable rooms do not feel damp or smell of mold.	<input type="checkbox"/>	<input type="checkbox"/>	
13B	There are no signs of visible mold growth within the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	
14B	This dwelling does not have infestation of insects, vermin, or rodents.	<input type="checkbox"/>	<input type="checkbox"/>	
15B	The dwelling is not dilapidated or in need of maintenance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16B	This dwelling is properly connected to the required sewage disposal systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17B	This dwelling has adequate garbage and rubbish storage and removal facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
STRUCTURAL HAZARDS:				
1C	Visual inspection of the foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2C	Visual inspection of floors and floor supports (beams, joists, etc...)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3C	Visual inspection of walls, partitions, or vertical supports, note any that are split, lean, list, or buckle due to defective material or deterioration.	<input type="checkbox"/>	<input type="checkbox"/>	
4C	Visual inspection of ceilings, roofs, or any ceiling or roof supports that shows sag, split, or buckle due to defective material or deterioration.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5C	Visual inspection of fireplaces, note any that list, bulge, or show settlement.	<input type="checkbox"/>	<input type="checkbox"/>	
6C	Visual inspection of openings in exterior walls (openings for windows and doors), there appears to be adequate solid wall to resist horizontal forces. There are not large expansive openings.	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER BUILDING COMPONENTS:				
1D	All the wiring is concealed. From visual inspection, including removing receptacle cover plates, wiring appears to be in good and safe condition and working properly.	<input type="checkbox"/>	<input type="checkbox"/>	
2D	Provide ground fault circuit interrupter protection for all receptacles serving kitchen countertops, within six feet of any wet bar, and in the bathrooms, garage, and all exterior outlets per CEC 210.8.	<input type="checkbox"/>	<input type="checkbox"/>	

KEY: OK - Compliance Noted CR - Correction Required (Mandatory)		OK	CR	CORRECTION DESCRIPTION:
OTHER BUILDING COMPONENTS:				
3D	All plumbing is in good and safe condition and working properly and is free of cross connections and siphonage between fixtures.	<input type="checkbox"/>	<input type="checkbox"/>	
4D	(2) Seismic straps are installed on the water heater; one at the upper 1/3 of the tank and one 4 inches above the control mechanism at the bottom 1/3. An additional strap is required for capacities over 52 gallons. Water heater is bonded.	<input type="checkbox"/>	<input type="checkbox"/>	
5D	All mechanical equipment, from visual inspection, is currently in good and safe condition and working properly.	<input type="checkbox"/>	<input type="checkbox"/>	
6D	Through visual inspection, the weather protection has been inspected and is free from deteriorated, crumbling, or loose plaster; free from deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.	<input type="checkbox"/>	<input type="checkbox"/>	
7D	Through visual inspection, the exterior wall coverings have adequate weather protection, which may include sufficient paint and siding that is not in need of repair. (Exterior wall coverings are not broken, rotted, split, or bucked.)	<input type="checkbox"/>	<input type="checkbox"/>	
8D	Through visual inspection, the roof coverings have adequate weather protection. They are not broken, rotted, split, or bucked.	<input type="checkbox"/>	<input type="checkbox"/>	
9D	There is not a presence or concern that the property has combustible vegetation or fuel that could cause or spread a fire.	<input type="checkbox"/>	<input type="checkbox"/>	
10D	All materials of construction are adequately maintained in good and safe condition.	<input type="checkbox"/>	<input type="checkbox"/>	
11D	There is not an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborage, stagnate water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.	<input type="checkbox"/>	<input type="checkbox"/>	
EGRESS:				
1E	Per CRC R310.1 Emergency Escape and Rescue Opening Required: Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way or to a yard or court that opens to a public way.	<input type="checkbox"/>	<input type="checkbox"/>	

KEY: OK - Compliance Noted CR - Correction Required (Mandatory)		OK	CR	CORRECTION DESCRIPTION:
2E	<p>Emergency escape and rescue openings shall have minimum dimensions in accordance with Sections R310.2.1 through R310.2.4.</p> <ol style="list-style-type: none"> R310.2.1 Minimum Size: Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). R310.2.2 Minimum Dimensions: The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening. R310.2.3 Maximum Height From Floor: Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) <i>measured from</i> the floor. R310.2.4 Emergency Escape and Rescue Openings Under Decks, Porches and Cantilevers: Emergency escape and rescue openings installed under decks, porches and cantilevers shall be fully openable and provide a path not less than 36 inches (914 mm) in height and 36 inches (914 mm) in width to a yard or court. 	<input type="checkbox"/>	<input type="checkbox"/>	
FIRE:				
1F	Smoke alarms are installed in each bedroom, in the hall leading to bedrooms, and at each floor level of the dwelling per CRC R314.	<input type="checkbox"/>	<input type="checkbox"/>	
2F	Carbon monoxide alarms are installed in the hall immediately outside of bedrooms and at each floor level of the dwelling per CRC R315.	<input type="checkbox"/>	<input type="checkbox"/>	
3F	The door between the dwelling and garage must be solid-core wood of a 20-minute fire-rated and listed door/door-frame assembly, and it must self-close and self-latch per CRC R302.5.1.	<input type="checkbox"/>	<input type="checkbox"/>	
4F	Walls separating the garage from the dwelling must have ½-inch thick drywall on the garage side. A garage with living space above must have 5/8-inch Type X drywall on the garage ceiling per CRC R302.6.	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER:				
1G	The following health and safety correction item was encountered. See adjacent correction description.	<input type="checkbox"/>	<input type="checkbox"/>	

ON-SITE INSPECTION

Inspection by: Name (Print): _____

Inspection by (Signature): _____ **Date:** _____

DRAFT