



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

BLD-1063
11/05/2025

Unpermitted-Accessory Dwelling Unit (ADU)
Substandard Housing Inspection Checklist.

In compliance with Assembly Bill (AB) 2533, this checklist is for homeowners seeking to legalize an existing Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) constructed prior to January 1, 2020.

PLEASE NOTE: BEFORE SUBMITTING AN APPLICATION FOR A PERMIT, THE HOMEOWNER MAY OBTAIN A CONFIDENTIAL THIRD-PARTY CODE INSPECTION FROM A LICENSED PROFESSIONAL ENGINEER OR CONTRACTOR TO DETERMINE THE UNIT'S EXISTING CONDITION OR POTENTIAL SCOPE OF BUILDING IMPROVEMENTS.

Please complete and submit the Substandard Housing Inspection Checklist per (HSC §17920.3) with your application:

SUBSTANDARD HOUSING INSPECTION CHECKLIST (HSC §17920.3)

Smoke Detectors:	
Does the Condition Exist?	Description
<input type="checkbox"/> Yes <input type="checkbox"/> No	Operational and installed in every sleeping room.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Installed outside each separate sleeping area in the immediate vicinity (hallways).
<input type="checkbox"/> Yes <input type="checkbox"/> No	Installed on every level of the dwelling unit, including basements.
Carbon Monoxide Alarms:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	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.
<input type="checkbox"/> Yes <input type="checkbox"/> No	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.
Emergency Egress Windows (for Sleeping Rooms):	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Emergency egress windows are provided in every sleeping room.
<input type="checkbox"/> Yes <input type="checkbox"/> No	The window must have a minimum clear opening width of 20 inches and a clear opening height of 24 inches.
<input type="checkbox"/> Yes <input type="checkbox"/> No	The window must provide a minimum net clear opening of 5.7 square feet (or 5 square feet for ground-floor windows).
<input type="checkbox"/> Yes <input type="checkbox"/> No	There are no obstructions (such as bars, grilles, or security devices) that could impede escape or rescue in an emergency.
Adequate Sanitation:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there a code compliant water closet, lavatory, or bathtub or shower in a dwelling unit.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there a code compliant kitchen sink.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there a code compliant hot and cold running water to plumbing fixtures
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there a code compliant heating source.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there code compliant operational ventilating equipment.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there a code compliant minimum amounts of natural light and ventilation as required by the California Health and Safety Code. (A minimum of 8% of natural light and 4% of ventilation must be provided based on existing floor area of habitable room(s).)

Accessory Dwelling Unit (ADU) Construction Permit Submittal Requirements

<input type="checkbox"/> Yes <input type="checkbox"/> No	Are there a code compliant room and space dimensions as required by the California Health and Safety Code. (Habitable room floor areas cannot be less than 70 square feet, and not less than 7 feet in any horizontal dimension, except kitchens.)
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there code compliant electrical lighting.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No dampness in habitable rooms found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No infestation of insects, vermin, or rodents found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No 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 found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No general dilapidation or improper maintenance found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No lack of connection to required sewage disposal system.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No lack of adequate garbage and rubbish storage and removal facilities found.
Structural Hazards include but not limited to:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	No deteriorated or inadequate foundations found. (May require exposing an area of foundation to verify.)
<input type="checkbox"/> Yes <input type="checkbox"/> No	No defective or deteriorated flooring or floor supports found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Flooring or floor supports are sufficient size to carry imposed loads with safety.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety found.
Any nuisance and the following:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	No nuisance found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	All wiring, <i>except</i> 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"/> Yes <input type="checkbox"/> No	All plumbing, <i>except</i> 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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<input type="checkbox"/> Yes <input type="checkbox"/> No	All mechanical equipment, including vents, <i>except</i> 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"/> Yes <input type="checkbox"/> No	No faulty weather protection present found, including, but not limited to: (1) Deteriorated, crumbling or loose plaster (2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors (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 (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
<input type="checkbox"/> Yes <input type="checkbox"/> No	No 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 found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	All materials of construction, <i>except</i> those that are specifically allowed or approved by this code, and that have been adequately maintained in good and safe condition.
<input type="checkbox"/> Yes <input type="checkbox"/> No	On the premise there is no 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 found.
<input type="checkbox"/> Yes <input type="checkbox"/> No	There is no portion of the building that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the California Building Code.
<input type="checkbox"/> Yes <input type="checkbox"/> No	All buildings or portions thereof are provided with adequate exit facilities as required by the California Health and Safety Code, <i>except</i> 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.
<input type="checkbox"/> Yes <input type="checkbox"/> No	All buildings or portions thereof that are provided with the fire resistive construction or fire-extinguishing systems or equipment required by the California Health and Safety Code, <i>except</i> 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"/> Yes <input type="checkbox"/> No	Adequate structural resistance to horizontal forces met.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Providing evidence of date of construction and/or date of conversion to an ADU.

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Local Agency Management Program:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Included is a BLD-1019-Septic Verification form, completed by a qualified licensed C-42 contractor. (1) If septic verification form BLD-1019 is found to not meet minimum health and safety standards. The onsite wastewater treatment system (OWTS) (or Multiple OWTS) will need to meet the requirements of the Local Agency Management Program (LAMP) Per Gov.Code 66332 subds. (b).
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	My project is within a public sewer service area and the utilities "will-serve" letter is included.

OWNER/APPLICANT/CONTRACTOR SIGNATURE AND ACKNOWLEDGMENTS

 Please read carefully before signing. Submission of this checklist does not imply approval by the County Planning and Building Department.

I, the undersigned Applicant/Representative and/or Licensed Engineer/Contractor, have verified that all the submittal items required on this Checklist are included in the application materials and/or plans.

I, the undersigned Applicant/Representative and/or Licensed Engineer/Contractor, acknowledge the following:

- Any item identified as substandard within the SUBSTANDARD HOUSING INSPECTION CHECKLIST (HSC §17920.3) may be subject to correction through application and issuance of a San Luis Obispo County Building Permit.
- Any item identified as substandard and corrected is subject to an inspection by the County Building Inspector for compliance with California Building Code, State Housing Law, and HSC Section 17920.3.

I, the undersigned Applicant/Representative and/or Licensed Engineer/Contractor, certify the following:

- That all inspections comply with California State Housing Law and HSC Section 17920.3, which identifies and defines substandard housing conditions.

Signature

Print Name

Contractor Name

Contractor License No.

Engineer Name

Engineer's License No.

Date

Date of Inspection

Date of Inspection