



City of Atascadero

## COMMUNITY DEVELOPMENT

PUBLIC INFORMATION - BUILDING SERVICES

Effective January 1, 2025, in compliance with AB 2533, the following Substandard Housing Checklist is provided for homeowners seeking to legalize an existing Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) that was constructed prior to January 1, 2020.

Any building or portion thereof which lacks any of the following listed conditions and found to endanger the life, limb, health, safety or welfare of the occupants or public shall be considered to be a substandard building. Any substandard conditions identified through this checklist will need to be remedied through the standard building permit and inspection process, complying with 17920.3 of the Health and Safety Code.

### SMOKE DETECTORS:

- Operational and installed in every sleeping room.
- Installed outside each separate sleeping area in the immediate vicinity (hallways).
- Installed on every level of the dwelling unit, including basements.

### CARBON MONOXIDE ALARMS:

- 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.
- Installed on every level of the dwelling if there is an attached garage with an opening into the dwelling unit, or a fuel-fired appliance or fireplace in the home.

### EMERGENCY EGRESS WINDOWS (*for sleeping rooms*):

- Emergency egress windows are provided in every sleeping room.
- Windows have a minimum clear opening width of 20 inches and a clear opening height of 24 inches.
- Windows provide a minimum net clear opening of 5.7 square feet (or 5 square feet for ground-floor windows).
- There are no obstructions (such as bars, grilles, or security devices) that could impede escape or rescue in an emergency.

### ADEQUATE SANITATION:

- Proper water closet, lavatory, or bathtub or shower are present in the dwelling.
- Proper kitchen sink is present.
- Hot and cold running water is provided to plumbing fixtures.
- Adequate heating is provided for the dwelling.
- Proper operation of required ventilating equipment is provided.
- A minimum of 8% of natural light and 4% of ventilation is provided based on existing floor area of habitable room(s).
- Habitable room floor areas are not less than 70 square feet, and not less than 7 feet in any horizontal dimension, except kitchens.
- Required electrical lighting is provided.
- Habitable rooms have no signs of dampness.
- There are no infestation of insects, vermin, or rodents.
- Visible mold growth is not present, 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.
- There is no general dilapidation or improper maintenance of the unit.
- Connection to required sewage disposal system is provided.
- Proper garbage and rubbish storage and removal facilities are present.

**STRUCTURAL HAZARDS:**

<input type="checkbox"/>	Adequate foundations are provided. May require exposing an area of foundation to verify.
<input type="checkbox"/>	Adequate flooring or floor supports are provided.
<input type="checkbox"/>	Flooring or floor supports are of sufficient size to carry imposed loads with safety.
<input type="checkbox"/>	There are no present members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
<input type="checkbox"/>	There are no apparent members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
<input type="checkbox"/>	There are no present members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
<input type="checkbox"/>	There are no apparent 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"/>	There are no present fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
<input type="checkbox"/>	There are no apparent fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

**ADDITIONAL REQUIREMENTS:**

<input type="checkbox"/>	There are no nuisances that pose threats to health and safety.
<input type="checkbox"/>	All wiring which conformed with all applicable laws in effect at the time of installation is currently in good and safe condition and working properly.
<input type="checkbox"/>	All plumbing that conformed with all applicable laws in effect at the time of installation has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation is currently in good and safe condition and working properly, and is free of cross connections and siphonage between fixtures.
<input type="checkbox"/>	All mechanical equipment including vents that conformed with all applicable laws in effect at the time of installation 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 is currently in good and safe condition and working.
<input type="checkbox"/>	There is no faulty weather protection present which may include: <ul style="list-style-type: none"><li>• Deteriorated, crumbling or loose plaster;</li><li>• Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;</li><li>• 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; and/or</li><li>• Broken, rotted, split, or buckled exterior wall coverings or roof coverings.</li></ul>
<input type="checkbox"/>	No building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the city building inspector or third-party inspector, 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"/>	All materials of construction have been adequately maintained in good and safe condition.
<input type="checkbox"/>	There are 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.
<input type="checkbox"/>	No building or portion thereof 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"/>	The building or portions thereof provide adequate exit facilities as required by this code. Buildings whose exit facilities have conformed with all applicable laws at the time of their construction, 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"/>	The building or portions thereof are provided with the fire resistive construction or fire-extinguishing systems or equipment required by this code.
<input type="checkbox"/>	The building or portion thereof occupied for living, sleeping, cooking, or dining purposes are designed and intended for those occupancies.
<input type="checkbox"/>	The building provides adequate structural resistance to horizontal forces.