



AB 2533 CHECKLIST FOR UNPERMITTED ADUS/JADUS
CITY OF SOLVANG
COMMUNITY DEVELOPMENT DEPARTMENT
411 Second Street | Solvang, CA 93463 | (805) 688-5575 | www.cityofsolvang.com

In compliance with AB 2533 the following process has been established for a homeowner to apply for a permit to legalize an unpermitted accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) constructed before January 1, 2020. The ADU or JADU shall be determined to be in compliance with the minimum conditions specified in the Solvang Housing Checklist, complying with [Section 17920.3 of the Health and Safety Code](#) which deems a building substandard.

Prior to submitting for a permit to legalize an unpermitted ADU/JADU the homeowner may opt to obtain a confidential third-party code inspection from a licensed contractor utilizing this Checklist. Upon a submitted application without a third-party inspection, a City Inspector shall perform an inspection utilizing the Housing Checklist.

The City of Solvang reserves the right to conduct a City Inspection even if a third-party inspection is submitted. Where non-compliance is found by the City's Inspector or the third-party inspector utilizing the Substandard Housing Checklist, the property owner shall correct the items identified from the inspection prior to granting final permit for said ADU/ JADU. The applicant shall obtain all required permits for corrections identified.

- | Applicant | City | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | COMPLETED BUILDING PERMIT APPLICATION FORM. Application form can be found here: https://www.cityofsolvang.com/DocumentCenter/View/4568/PB-B1-Building-Permit-Application?bidId= . Description of work shall be "ADU Amnesty for ADU constructed prior to 2020." |
| <input type="checkbox"/> | <input type="checkbox"/> | TITLE REPORT / GRANT DEED. For property ownership if building permit application does not match property tax assessment records or new ownership has been obtained within the last 12 months. |
| <input type="checkbox"/> | <input type="checkbox"/> | COMPLETED SUBSTANDARD CHECKLIST. You must complete the substandard inspection checklist and submit the form in conjunction with a building permit application.
This is to be completed by a licensed contractor if using a third party.
NOTE: IF THIS CHECKLIST NOT COMPLETED BY A THIRD-PARTY INSPECTOR DURING INITIAL PERMIT SUBMITTAL, IT WILL BE ASSUMED THAT THE HOMEOWNER HAS ELECTED TO USE A CITY INSPECTOR. AN INSPECTION BY A CITY INSPECTOR WILL OCCUR AFTER ALL OTHER DOCUMENTS HAVE BEEN FOUND COMPLIANT. |
| <input type="checkbox"/> | <input type="checkbox"/> | DOCUMENTATION VERIFYING THAT THE ADU/JADU WAS CONSTRUCTED/CONVERTED BEFORE JANUARY 1, 2020. The construction/conversion date may be established with one or more of the following forms of documentation: <ul style="list-style-type: none">• County Assessor's initial date recognizing the unpermitted dwelling unit (must provide un-redacted residential building record from the Santa Barbara County Assessor's Office)• Escrow documents identifying the unit and the year of construction• Prior official Building, Planning, or Code Enforcement records of the unit;• Real estate transfer disclosure forms for unpermitted unit• Insurance Documents;• Notarized letters from previous owners or tenants;• Photos dated, showing approximate time of construction• Other documents will be considered on a case-by-case basis. |

- PAPER SIZES.** Minimum paper size of submitted digital plans shall be 11"x17". Maximum paper size is 36" x42". Support documents reports, title reports, Title 24 energy calculations may be 8.5"x11" or placed on sheets in the plan set.
- SITE PLAN.** Provide a site plan with required information and statistics to scale. See requirements below.
- FLOOR PLAN.** Provide a floor plan with required information to scale. See Requirements below.
- EMAIL COMPLETED APPLICATION & PLANS.** Email completed application and associated plans buildingdept@cityofsolvang.com. All electronic plans shall be in PDF format. <https://www.cityofsolvang.com/DocumentCenter/View/5327/Solvang-Electronic-Submittal-Handout>
- PAYMENT OF BUILDING PERMIT FEES.** Remittance of fees as established by the Adopted Fee Schedule. Your building permit will not be processed until a fee has been paid. This can be completed by cash or check. Additional fees may be owed at the time of permit issuance.

SITE PLAN: Must be included and show the following:

- North arrow and a graphic scale. **Plans must be drawn to scale.**
- Show all property lines.
- Location of the existing primary dwelling unit, and the ADU
- Provide distances to property lines from the ADU/JADU and distances from other structures.
- Location of parking area for ADU/JADU, dimensioned.
- Location of utilities serving the ADU/JADU (water, sewer, electricity, gas)

FLOOR PLAN: Must be included and show the following:

- Scale on plans or dimensions.
- Sizes and uses of all rooms.
- Square footage of ADU/JADU
- Number of stories, number of bedrooms, number of bathrooms, number of kitchens, current utility connections (either gas and/or electric).
- Indicate the foundation type (concrete slab, continuous perimeter footings or pier-and-block, etc).
- Show potable water source, and the sanitary connection.
- Provide water calculations for all fixtures in both the primary and ADU unit. [Utilize this link for the City's Water calculator](#) and submit with plans.



SUBSTANDARD HOUSING CHECKLIST

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. Utilizing this process does not necessarily verify safety of elements not easily inspected without destructive methods. It is always recommended that a standard permit be pulled to ensure compliance with building codes and safeguard potential occupants and surrounding property.

A City Inspector or third-party licensed contractor hired by the property owner must ensure that all inspections comply with California State Housing Law and [HSC Section 17920.3](#), which identifies and defines substandard housing conditions. Attached is a checklist of conditions to be inspected, though it is not limited to these where other life safety items may be identified in the field. Each subsection should be identified as being in violation or compliant and the method of verification should be noted. Please indicate the location and description of each identified violation. Methods of verification should be sufficient to prove compliance with each subsection. A separate document may be attached if more space is needed to describe verification methods and/or to attach photos – please include a note on this form for each violation in which descriptions are attached with clear references for each. Please clearly indicate any items identified in violation that require a permit for correction. No work shall be completed for those items requiring a permit prior to being addressed via the standard permit process. Once this form is completed, it may be submitted with the initial application or as part of permit resubmittal if a permit has already been initiated and review comments requiring the form have been provided.

Substandard Housing Inspection Checklist (HSC §17920.3)	
Smoke Detectors	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	Smoke detectors are operational and installed in every sleeping room, outside each separate sleeping area in the immediate vicinity (hallways), installed on every level of the dwelling unit, including basements
Location and Description of Violation <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
Carbon Monoxide Detectors	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	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.
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	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
Location and Description of Violation <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	

Substandard Housing Inspection Checklist (HSC §17920.3)	
Emergency Egress Windows (for Sleeping Rooms)	
Compliant <input type="checkbox"/>	Emergency egress windows are provided in every sleeping room
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Window must have a minimum clear opening width of 20 inches and a clear opening height of 24 inches
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Window must provide a minimum net clear opening of 5.7 square feet (or 5 square feet for ground-floor windows)
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	There are no obstructions (such as bars, grilles, or security devices) that could impede escape or rescue in an emergency.
Violation <input type="checkbox"/>	
Location and Description of Violation	
Inadequate Sanitation	
<i>Plumbing</i>	
Compliant <input type="checkbox"/>	Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Lack of, or improper kitchen sink
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Lack of connection to required sewage disposal system.
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Lack of hot and cold running water to plumbing fixtures
Violation <input type="checkbox"/>	
Location and Description of Violation	

Substandard Housing Inspection Checklist (HSC §17920.3)	
<i>Mechanical & Natural Light</i>	
Compliant <input type="checkbox"/>	Lack of adequate heating
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Lack of, or improper operation of required ventilating equipment.
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Lack of 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).)
Violation <input type="checkbox"/>	
Location and Description of Violation	
<i>Size of Space</i>	
Compliant <input type="checkbox"/>	Room and space dimensions less than 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.)
Violation <input type="checkbox"/>	
Location and Description of Violation	
<i>Electrical</i>	
Compliant <input type="checkbox"/>	Lack of required electrical lighting.
Violation <input type="checkbox"/>	
Location and Description of Violation	
<i>Environmental & Site</i>	
Compliant <input type="checkbox"/>	Dampness of habitable rooms.
Violation <input type="checkbox"/>	

Substandard Housing Inspection Checklist (HSC §17920.3)	
Compliant <input type="checkbox"/>	Infestation of insects, vermin, or rodents.
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	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.
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	General dilapidation or improper maintenance
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Lack of adequate garbage and rubbish storage and removal facilities.
Violation <input type="checkbox"/>	
Location and Description of Violation	
Structural Hazards:	
Compliant <input type="checkbox"/>	Deteriorated or inadequate foundations. (May require exposing an area of foundation to verify.)
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Defective or deteriorated flooring or floor supports.
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Flooring or floor supports are insufficient size to carry imposed loads with safety.
Violation <input type="checkbox"/>	
Location and Description of Violation	
Compliant <input type="checkbox"/>	Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety
Violation <input type="checkbox"/>	
Compliant <input type="checkbox"/>	Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
Violation <input type="checkbox"/>	

Substandard Housing Inspection Checklist (HSC §17920.3)	
Compliant <input type="checkbox"/> Violation <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.
Location and Description of Violation	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration.
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety
Location and Description of Violation	
Any nuisance and the following:	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	All wiring, <u>except</u> 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.
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	All plumbing, <u>except</u> 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.
Compliant <input type="checkbox"/> Violation <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
Location and Description of Violation	

Substandard Housing Inspection Checklist (HSC §17920.3)	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	Faulty weather protection present, 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
Location and Description of Violation	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	Any 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
Location and Description of Violation	
Compliant <input type="checkbox"/> Violation <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.
Location and Description of Violation	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	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.
Location and Description of Violation	

Substandard Housing Inspection Checklist (HSC §17920.3)	
Compliant <input type="checkbox"/> Violation <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 California Building Code.
Location and Description of Violation	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	All buildings or portions thereof not provided with adequate exit facilities as required by the California Health and Safety Code, except 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.
Location and Description of Violation	
Compliant <input type="checkbox"/> Violation <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 California Health and Safety Code, 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
Location and Description of Violation	
Compliant <input type="checkbox"/> Violation <input type="checkbox"/>	Inadequate structural resistance to horizontal forces.
Location and Description of Violation	

Substandard Housing Inspection Checklist (HSC §17920.3)	
Compliant <input type="checkbox"/>	Any nuisance as defined in Section 3479 of the Civil Code
Violation <input type="checkbox"/>	
Location and Description of Violation	

I, the undersigned Owner and Licensed Contractor, acknowledge the following:

- Any item identified as substandard within the Substandard Housing Checklist (HSC §17920.3) may be subject to correction through issuance of a City of Solvang Building Permit;
- Any item identified as substandard and corrected is subject to an inspection by the City’s Building Inspector for compliance with California Building Code, State Housing Law, and HSC Section 17920.3;
- That all inspections comply with California State Housing Law and HSC Section 17920.3, which identifies and defines substandard housing conditions; and
- That the City of Solvang reserves the right to re-inspection of the unit prior to issuance of final occupancy.

Owner Signature: _____ Date: _____

Owner Name: _____

Owner Signature: _____ Date: _____

Owner Name: _____

Contact Number: _____ Contact Email: _____

ONE OF THE FOLLOWING IS REQUIRED

Licensed Contractor Signature: _____ Date: _____

Licensed Contractor Name: _____

Company Name: _____

Contact License Number: _____ Expiration Date: _____

City Inspection Signature: _____

City Inspector Name: _____ Date: _____