



Information Bulletin / Public - Building Code - Streamlined Permitting of Unpermitted Dwelling Unit as ADU/JADU Under AB 2533			
Reference No.:	GCS 66311.7, AB 2533	Effective:	07-15-2026
Document No.:	P/BC 2026-161	Revised:	07-09-2026
Previously Issued as:	N/A	dbs.lacity.gov	

City of Los Angeles – Department of Building & Safety

Streamlined Permitting of Unpermitted Dwelling Unit as ADU/JADU Under AB 2533

I. Purpose

This bulletin establishes the permitting process and guidelines for unpermitted Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), as mandated by the amendments to the California Government Code under [Assembly Bill 2533](#) (AB 2533) (Government Code Section (GCS) 66311.7).

AB 2533 establishes an amnesty program for homeowners to permit previously unpermitted ADU/JADUs constructed before January 1, 2020. This legislation is intended to remove obstacles that previously deterred permitting of such structures, such as local fines, impact fees, and the prohibitive requirement of upgrading older units to meet current building codes.

In compliance with AB 2533, the process outlined below, has been developed to allow homeowners to apply for a permit and obtain a Certificate of Occupancy for unpermitted dwelling unit conversions or construction completed before January 1, 2020.

II. 3rd-Party Inspection

Before submitting a permit application to permit an unpermitted ADU or JADU that was constructed before January 1, 2020, the owner may choose to obtain a confidential third-party inspection from a California-licensed contractor using the City of Los Angeles Substandard Checklist (LASC) (See Form AB2533-01). The third-party inspection option is a private inspection service that owners may use to inform them of potential substandard or hazardous conditions and the construction and installation dates for code compliance and eligibility awareness.

Third-party inspections are for the homeowner's information only; they do not resolve or exempt the homeowner from the required permit(s) and inspection(s) by the Los Angeles Department of Building and Safety (LADBS). Results of the third-party inspections are not required to be submitted or disclosed to LADBS.

III. Application

To qualify for permitting under AB 2533, an unpermitted ADU/JADU must have been built before January 1, 2020 and meet the State's [definition of an ADU or a JADU](#).

A. Submittal: Online or In-person

The permit application and required documents may be submitted online at [ePlanLA](https://eplanla.lacity.org/) (<https://eplanla.lacity.org/>) or in-person, by making an [appointment](#) at any of LADBS's [offices](#). Online submittals are done by completing an application on [ePlanLA](#). In-person submittals will require a completed ['B' application](#).

The work description on the permit application shall make a reference to AB 2533. Here are examples:

"Permit previously unpermitted existing one-story, detached ADU per AB 2533", "Permit previously unpermitted attached JADU per AB 2533", "Permit previously unpermitted conversion of existing 1-story garage to an ADU per AB 2533."

B. Required Documents for Submittal

The minimum submittal documentation required for permitting of a previously unpermitted ADU/JADU is listed below:

1. Documentation establishing that the unpermitted structure was built prior to January 1, 2020. See Subsection C below for details.
2. Form AB2533-03, Standard Notes for Unpermitted ADUs/JADUs.
3. Latest Certificate of Occupancy and permit records for all permitted existing buildings onsite.
4. Site plan clearly showing the following (see Form AB2533-02):
 - a. Property lines (PLs) with lot line dimensions and fronting street(s).
 - b. All existing permitted structures showing overall and setback dimensions from PLs.
 - c. The unpermitted ADU/JADU location showing overall and setback dimensions from PLs and other buildings on-site.
 - d. Location of any easements with labels.
 - e. Location of any pool or spa and any barrier as required.
 - f. Distance from ADU/JADU to adjacent structures, including the main residence.
 - g. Location of existing driveways.
 - h. The following ADU/JADU information:
 - i. Floor Area.
 - ii. Building height.
 - iii. Building length.
 - iv. Building width.
 - v. Number of stories.
 - vi. A note indicating if the existing main dwelling has fire sprinklers.
 - vii. Number of bedrooms and bathrooms.

A plan check fee will be required to be paid at the time of submission.

C. Acceptable Evidence for Establishing the Construction Date of an Unpermitted ADU or JADU

Documentation establishing that the unpermitted structure was built prior to January 1, 2020, shall include at least one of the following:

1. Rent Stabilization Ordinance (RSO) Rent Registration Certificate.
2. Contractor's bills and/or building material receipts.
3. Utility bills or insurance documents pertaining to the unpermitted construction.
4. Code Enforcement case documentation (i.e., Orders to Comply).
5. A signed and dated lease agreement.
6. Real estate documents such as loan documents, appraisal, MLS listing, etc.
7. Other documents acceptable to the Department.

D. Projects that May Require Additional Information, Documents, or Plans

Eligible projects with the following characteristics do not qualify for the streamlined process outlined in this Information Bulletin and may require additional documentation, such as, architectural and structural plans, soils report, and calculations.

- Building with a basement.
- Building exceeding one story in height.
- Located on a slope steeper than 5:1 (20% Horizontal:Vertical).
- Situated within an Alquist-Priolo Fault, Landslide, or Liquefaction zone or area.
- The ADU/JADU is attached to an apartment or commercial building.
- The building was built with materials other than light-frame construction.
- The distance to another building on-site is less than 3 feet for sprinklered buildings or 5 feet for non-sprinklered buildings.

Projects with any of the characteristics listed above are excluded from the scope of this information bulletin. For guidance on projects that fall outside this scope, see information bulletin P/BC 2026-150.

E. Plan Check

After the required documents are submitted, the project will be assigned to plan check staff to complete the following:

- Ensure that all required documents are provided per Section III.B of this Information Bulletin.
- Verify that the main dwelling is called out as either sprinklered or non-sprinklered based on permit records and note the sprinkler requirement for the unpermitted ADU/JADU (if any) in the permit application.
- Provide required clearances for other departments (see Section IV below).
- Ensure that the unpermitted unit is on a lot zoned for residential use.
- Assess permit fee.

IV. Clearances (Approval from other City Departments)

Where applicable, approval from other departments in the form of clearances will be required prior to permit issuance. Required clearances will be generated by plan check during the plan check process and must be approved by relevant departments before a permit and Certificate of Occupancy are issued. The following is a list of common clearances that a project may receive. Not all listed clearances will apply to every project, and additional clearances not shown below may be required. Clearances are project- and parcel-specific and may vary from one project to the next.

A. Los Angeles Department of Water and Power (LADWP)

Approval from LADWP will be required if the existing structure is located in a Public Utility Easement or within 10 feet of a Public Utility Easement. Additional information may be found in the following link: [LADWP Encroachment Process](#).

B. Los Angeles Department of Public Works, Bureau of Engineering (BOE)

Approval from BOE is required for all ADUs and JADUs for the following:

1. Assessment of sewer capacity and availability (i.e., "sewer availability" clearance).
2. An address clearance to assign the unpermitted ADU/JADU an address.

C. Los Angeles Fire Department (LAFD)

Approval is required from LAFD for Hydrants and Access.

D. Other City Department Clearances

Other department clearances may apply depending on project location or site features.

V. Permit Issuance

Once LADBS verifies that all required documents are submitted, all required clearances are approved, and fees are paid, a permit will be issued.

VI. Inspection

Once a permit is issued, the owner or applicant can [request an inspection](#). During the inspections, the inspector will utilize the LASC (Form AB2533-01) to conduct on-site inspections and to verify that the unpermitted ADU/JADU is in compliance with Form AB2533-01 to identify any deficiencies. The LADBS inspector, at their discretion, may require existing covered or concealed work to be exposed for examination during the inspection to verify appropriate installation.

If, upon inspection, the inspector identifies any aspects of the unpermitted unit that do not meet the mandated standards outlined in Form AB2533-01, these findings will be documented and issued as correction notices. The permit holder is required to perform all necessary repairs or construction work to address these corrections before a final approval can be granted.

All inspections shall be performed in accordance with Form AB2533-01. For the purpose of complying with AB 2533, specific fire/life-safety items listed in the LASC (See Form AB2533-01) may either comply with current code requirements or the codes in effect at the time the unpermitted ADU/JADU was constructed.

VII. Certificate of Occupancy

The Certificate of Occupancy will be issued by the LADBS after the final inspection is approved and the required clearances from other city departments have been approved.

VIII. Fee Waivers and Charges

Homeowners applying for a building permit to permit an unpermitted ADU or JADU constructed before January 1, 2020, are not required to pay impact fees, connection, or capacity charges unless utility infrastructure improvements are necessary to meet the health and safety standards as outlined in the Health and Safety Code (HSC) Section 17920.3 and when the fee is authorized by GCS 66311.5 subdivision (e).

Impact fees include Residential Development Fee (LAMC 21.13.3) and Dwelling Unit Construction Tax (LAMC 21.10.3). ADUs and JADUs are exempt from Park Fees (LAMC 12.33) and Affordable Housing Linkage Fee (LAMC 19.18).

LAUSD School District Fees are required for ADUs larger than 500 sf per Section 1760 of the California Education Code.

IX. Setbacks

Existing unpermitted ADU's and JADU's constructed before January 1, 2020, are allowed to maintain their existing non-conforming setbacks.

Form AB2533-01: City of Los Angeles Substandard Checklist (LASC)

No.	Compliant	Violation	Description
Smoke and Carbon Monoxide Detectors:			
1	☐	☐	Operational smoke detectors shall be installed in every sleeping room and immediate vicinity outside the bedrooms (hallways).
2	☐	☐	If there is an attached garage with an opening into the ADU/JADU, or a fuel-fired appliance or fireplace in the home, carbon monoxide detectors are required. When required, carbon monoxide detectors shall be operational and be installed outside each separate sleeping area in the immediate vicinity of bedrooms (hallways) and in bedrooms with fireplaces. Where both smoke and carbon monoxide detectors are required, a combination smoke/carbon monoxide detector may be used.
Fire Sprinklers:			
3	☐	☐	ADU/JADU is required to be provided with fire sprinklers only if the existing primary is sprinklered.
Emergency Egress & Exit Door:			
4	☐	☐	Emergency egress windows or doors are provided in every sleeping room. No special knowledge to open emergency windows and no obstructions that could impede escape.
5	☐	☐	The emergency egress window or door must have a minimum clear opening width of 20 inches and a clear opening height of 24 inches.
6	☐	☐	The emergency egress window or door must provide a minimum net clear opening of 5.7 square feet (or 5 square feet for ground-floor windows).
7	☐	☐	The emergency egress window or door shall have the bottom of the clear opening within 44 inches measured from the floor.
8	☐	☐	The exit door shall be a minimum of 3 feet in width. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.
9	☐	☐	The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling unit to the required egress door without requiring travel through a garage.
Mechanical, Electrical and Plumbing:			
10	☐	☐	Functional water closet, lavatory, or bathtub or shower in a dwelling unit.
11	☐	☐	Functional kitchen sink.
12	☐	☐	Hot and cold running water to plumbing fixtures.
13	☐	☐	All plumbing is in good and safe condition and is free of cross connections and siphonage between fixtures.
14	☐	☐	A water heater must be strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.
15	☐	☐	Connection to required sewage disposal system.
16	☐	☐	The ADU/JADU shall be provided with adequate heating.
17	☐	☐	Bathroom ventilating fans are provided.
18	☐	☐	All mechanical equipment is in good and safe condition.
19	☐	☐	All wiring is in good and safe condition and working properly.
20	☐	☐	The electrical panel is in good and safe condition and working properly.

No.	Compliant	Violation	Description
21	☐	☐	Habitable rooms (spaces used for sleeping, living, cooking, or eating) must have natural light and ventilation openings (e.g. windows) unless adequate artificial lighting and mechanical ventilation systems are provided.
22	☐	☐	Habitable room floor areas are not less than 70 square feet, and not less than 7 feet in any horizontal dimension, except kitchens. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
23	☐	☐	Required electrical lighting is provided within rooms used for living, sleeping, eating, bathrooms, kitchens and hallways where natural lighting is not provided or inadequate. Stairways (and landings) shall be provided with an artificial light source.
Structural Hazards Including but not Limited To:			
24	☐	☐	Adequate foundations are provided. May require exposing an area of foundation to verify.
25	☐	☐	Adequate flooring or floor supports are provided. There is no sagging in the floor.
26	☐	☐	There are no present members of walls, partitions, or other vertical supports that split, lean, or buckle due to defective material or deterioration.
27	☐	☐	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.
28	☐	☐	There is no damage to fireplaces or chimneys.
Nuisance, Dilapidation and Hazard:			
29	☐	☐	Pool/Spa barriers/safety protection are provided.
30	☐	☐	There is no faulty weather protection present which may include: • Deteriorated, crumbling or loose plaster • Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors • Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
31	☐	☐	No accumulation of vegetation, debris, garbage, stagnant water, combustible materials, rodent harborages, or other fire, health, or safety hazards.
32	☐	☐	Habitable rooms have no signs of dampness. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
33	☐	☐	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.
34	☐	☐	General dilapidation or improper maintenance of the unit is not present.
Fire Rating and Openings:			
35	☐	☐	For ADU/JADUs attached to the primary dwelling unit, a 1-hour fire-resistance rated wall is required between the primary unit and the ADU/JADU.
36	☐	☐	A. <u>For sprinklered buildings</u> where an exterior wall is facing a property line: - When the separation distance is less than 3 feet, the exterior wall shall be 1-hour rated and no openings are allowed. - For a separation distance that equals 3 feet or more, no fire-resistance rating is required for the exterior wall and unlimited openings are



No.	Compliant	Violation	Description
			allowed. B. <u>For sprinklered buildings</u> where an exterior wall is facing another building: a. When the separation distance is between 3 feet to less than 6 feet, the exterior wall shall be 1-hour rated and no openings are allowed. Distances less than 3 feet are not allowed. b. For a separation distance that is 6 feet or greater, no fire-resistance rating is required for the exterior wall and unlimited openings are allowed. C. <u>For non-sprinklered buildings</u> where an exterior wall is facing a property line: a. When the separation distance is less than 3 feet, a 1-hour rated exterior wall shall be provided and no openings are allowed. b. For separation distances between 3 and 5 feet a 1-hour rated exterior wall shall be provided and openings are limited to 25%. c. For a separation distance that equals 5 feet or more, no fire-resistance rating is required and unlimited openings are allowed. D. <u>For non-sprinklered buildings</u> where an exterior wall is facing another building: a. When the separation distance is between 5 and 8 feet the exterior wall shall be 1-hour rated and no openings are allowed. Distances less than 5 feet are not allowed. b. For separation distances of 8 feet and less than 10 feet, a 1-hour rated exterior wall shall be provided and openings are limited to 25%. c. For separation distances of 10 feet or more, the exterior wall is not required to be rated and unlimited openings are allowed.
Address:			
37	☐	☐	The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

Owner's Information		
Owner's Signature:		Date:
Print Name:		Phone:
E-mail:		
Licensed Contractor (When used for 3rd Party Inspection)		
Contractor Name (Print):		Date:
Company Name (Print):	License No.:	License Class:
E-mail:		Phone:
LADBS Inspector (When used by LADBS Inspection)		
LADBS Inspector Name:		Date:
LADBS Inspector Signature:		



Form AB2533-02: Standard Site Plan for Unpermitted ADUs/JADUs

Project Information

Project Address:

Tract:

Block:

Lot:

Work Description:

Form AB2533-02: SAMPLE Site Plan for Unpermitted ADUs/JADUs

SAMPLE Project Information

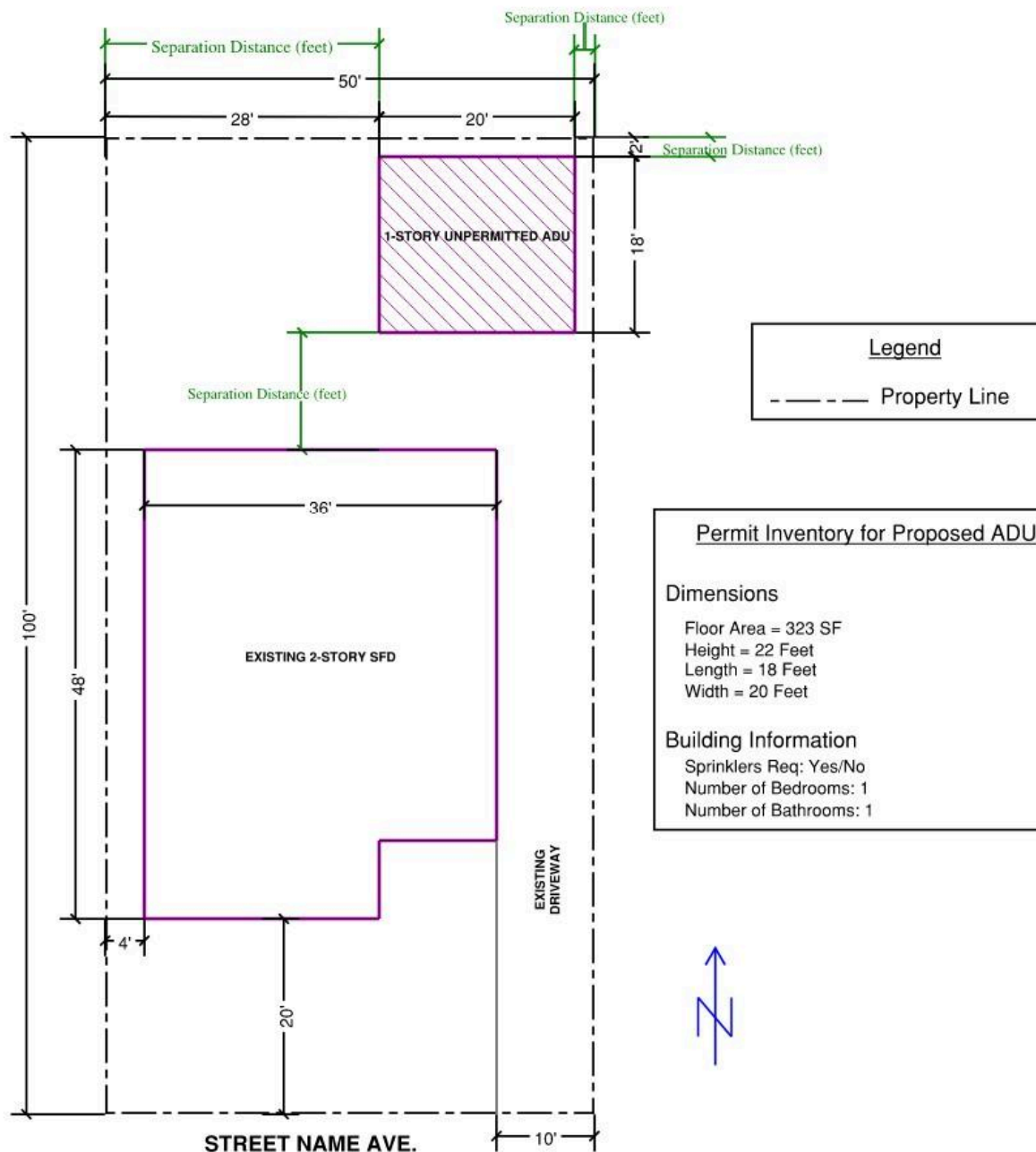
SAMPLE Project Address: 123 Street Name Ave.

Tract: Ridgeline Tract

Block: D

Lot: 56

Work Description: Permit unpermitted detached ADU built prior to January 1, 2020, in accordance with AB 2533.



Form AB2533-03: Standard Notes for Unpermitted ADUs/JADUs

The unpermitted ADU/JADU shall be in compliance with the following requirements as outlined in HSC 17920.3 and mandated in GCS 66311.7.

No.	Description
Smoke and Carbon Monoxide Detectors:	
1	Operational smoke detectors shall be installed in every sleeping room and immediate vicinity outside the bedrooms (hallways).
2	If there is an attached garage with an opening into the ADU/JADU, or a fuel-fired appliance or fireplace in the home, carbon monoxide detectors are required. When required, carbon monoxide detectors shall be operational and be installed outside each separate sleeping area in the immediate vicinity of bedrooms (hallways) and in bedrooms with fireplaces. Where both smoke and carbon monoxide detectors are required, a combination smoke/carbon monoxide detector may be used.
Fire Sprinklers:	
3	ADU/JADU is required to be provided with fire sprinklers only if the existing primary is sprinklered.
Emergency Egress & Exit Door:	
4	Emergency egress windows or doors are provided in every sleeping room. No special knowledge to open emergency windows and no obstructions that could impede escape.
5	The emergency egress window or door must have a minimum clear opening width of 20 inches and a clear opening height of 24 inches.
6	The emergency egress window or door must provide a minimum net clear opening of 5.7 square feet (or 5 square feet for ground-floor windows).
7	The emergency egress window or door shall have the bottom of the clear opening within 44 inches measured from the floor.
8	The exit door shall be a minimum of 3 feet in width. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.
9	The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling unit to the required egress door without requiring travel through a garage.
Mechanical, Electrical and Plumbing:	
10	Functional water closet, lavatory, or bathtub or shower in a dwelling unit.
11	Functional kitchen sink.
12	Hot and cold running water to plumbing fixtures.
13	All plumbing is in good and safe condition and is free of cross connections and siphonage between fixtures.
14	A water heater must be strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.
15	Connection to required sewage disposal system.
16	The ADU/JADU shall be provided with adequate heating.
17	Bathroom ventilating fans are provided.
18	All mechanical equipment is in good and safe condition.
19	All wiring is in good and safe condition and working properly.
20	The electrical panel is in good and safe condition and working properly.
21	Habitable rooms (spaces used for sleeping, living, cooking, or eating) must have natural light and ventilation openings (e.g. windows) unless adequate artificial lighting and mechanical ventilation systems are provided.
22	Habitable room floor areas are not less than 70 square feet, and not less than 7 feet in any horizontal

No.	Description
	dimension, except kitchens. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
23	Required electrical lighting is provided within rooms used for living, sleeping, eating, bathrooms, kitchens and hallways where natural lighting is not provided or inadequate. Stairways (and landings) shall be provided with an artificial light source.
Structural Hazards Including but not Limited To:	
24	Adequate foundations are provided. May require exposing an area of foundation to verify.
25	Adequate flooring or floor supports are provided. There is no sagging in the floor.
26	There are no present members of walls, partitions, or other vertical supports that split, lean, or buckle due to defective material or deterioration.
27	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.
28	There is no damage to fireplaces or chimneys.
Nuisance, Dilapidation and Hazard:	
29	Pool/Spa barriers/safety protection are provided.
30	There is no faulty weather protection present which may include: • Deteriorated, crumbling or loose plaster • Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors • Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
31	No accumulation of vegetation, debris, garbage, stagnant water, combustible materials, rodent harborages, or other fire, health, or safety hazards.
32	Habitable rooms have no signs of dampness. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
33	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.
34	General dilapidation or improper maintenance of the unit is not present.
Fire Rating and Openings:	
35	For ADU/JADUs attached to the primary dwelling unit, a 1-hour fire-resistance rated wall is required between the primary unit and the ADU/JADU.
36	A. For sprinklered buildings where an exterior wall is facing a property line: a. When the separation distance is less than 3 feet, the exterior wall shall be 1-hour rated and no openings are allowed. b. For a separation distance that equals 3 feet or more, no fire-resistance rating is required for the exterior wall and unlimited openings are allowed. B. For sprinklered buildings where an exterior wall is facing another building: a. For a separation distance that is between 3 feet to less than 6 feet, the exterior wall shall be 1-hour rated and no openings are allowed. Distances less than 3 feet are not allowed. b. For a separation distance that is 6 feet or greater, no fire-resistance rating is required for the exterior wall and unlimited openings are allowed. C. For non-sprinklered buildings where an exterior wall is facing a property line: a. For a separation distance that is less than 3 feet, a 1-hour exterior wall shall be provided and no openings are allowed. b. For separation distances between 3 and 5 feet a 1-hour exterior wall shall be provided and openings are limited to 25%. c. For a separation distance that equals 5 feet or more, no fire-resistance rating is required and unlimited openings are allowed.



No.	Description
	D. For non-sprinklered buildings where an exterior wall is facing another building: a. For separation distances between 5 and 8 feet the exterior wall shall be 1-hour rated and no openings are allowed. Distances less than 5 feet are not allowed. b. For separation distances of 8 feet and less than 10 feet, a 1-hour exterior wall shall be provided and openings are limited to 25%. c. For separation distances of 10 feet or more, the exterior wall is not required to be rated and unlimited openings are allowed.
Address:	
37	The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

X. FREQUENTLY ASKED QUESTIONS (FAQs)

A. General Project Questions

1. What is the AB 2533 permitting process designed for?

The AB 2533 permitting process is designed to provide a streamlined, penalty-free, amnesty program to permit unpermitted Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) constructed without permits before January 1, 2020.

2. Do I need to comply with current codes for my ADU built before January 1, 2020?

No. An unpermitted ADU or JADU is not required to meet the current California Building Standards Code (CBSC)—which include but is not limited to, the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, and California Plumbing Code. For the purpose of complying with AB 2533, the ADU/JADU may either comply with current code requirements or the codes in effect at the time the unpermitted ADU/JADU was constructed. Additionally, these systems must have been maintained in a safe and functional condition.

3. What if I had a permit and did not complete work with inspection before January 1, 2020?

The permitted work that was inspected and approved will be honored if the owner presents proof of inspection or if inspection records are available. All remaining work must be permitted and inspected in accordance with this information bulletin.

4. What is separation distance and how is this shown on the required plot (site) plan (see Form AB2533-01 items 36)?

Separation distance is a distance measured from the ADU/JADU building face (exterior wall) to one of the following:

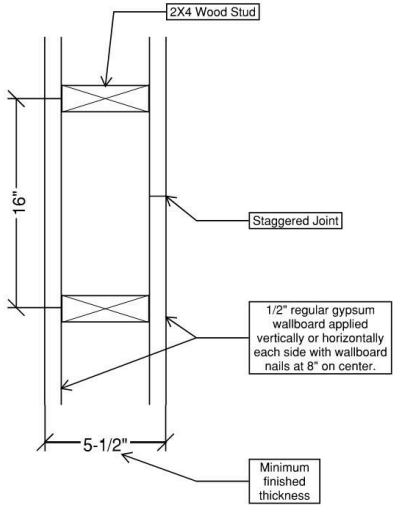
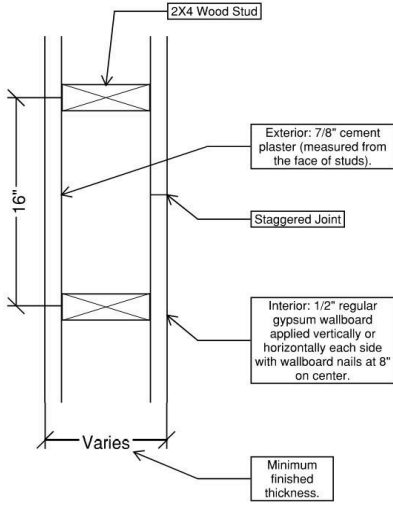
- a. To the closest property line (PL) between adjacent lots, or
- b. When adjacent to another building on the same lot, the distance between the two buildings.

The distance is measured at a right angle from the face of the exterior wall of the ADU/JADU. The separation distance is required to determine if an exterior wall requires a fire-resistance rating or if openings are limited. Examples of these measurements for each wall are shown on the Form AB2533-02 sample plot plan.

The distance between other (detached) buildings and the ADU/JADU, at any point, shall be not less than 6' if buildings are sprinklered and 10' if buildings are not sprinklered.

5. How is a 1-hour fire-resistance rated wall provided (see Form AB2533-01 items 35 and 36)?

Figures 1 and 2 below illustrate common 1-hour fire-resistance rated wall assembly configurations. Figure 1 depicts a rated wall assembly between an attached ADU/JADU and a primary residence, while Figure 2 provides an example of a 1-hour fire-resistance rated exterior wall assembly. These illustrations highlight wall details pertaining to fire-resistance-rating properties and do not show other components such as a water-resistive barrier. Openings in the exterior walls shall be limited as described in this Information Bulletin. Openings in the exterior are not required to be fire-resistance-rated.

Figure 1: 1-Hour-Rated Interior Partition Wall	Figure 2: 1-Hour-Rated Exterior Wall
	
Details: 2" x 4" wood studs 16" on center with two layers 1/2" regular gypsum wallboard applied vertically or horizontally each side, joints staggered. Nail base with wallboard nails at 8" on center face layer with wallboard nails at 8" on center.	Details: 2" x 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface. For interior surface treatment see Figure 1.
Based on California Building Code Table 721.1(2) item 14-1.2.	Based on California Building Code Table 721.1(2) item 15-1.3.

B. Plan Check and Submittal Questions

6. Are plans required, and do I have to provide a full set of plans for my unpermitted ADU/JADU?

No. A complete set of construction plans and documents are not required if the ADU/JADU was built prior to January 1, 2020 and is within the scope of this information bulletin.

7. Do I need a licensed registered architect and/or engineer for submission to LADBS?

No, submitting an application to LADBS to permit an unpermitted ADU or JADU built prior to January 1, 2020, in accordance to AB 2533, does not require a California-Licensed Professional Engineer or Architect.

8. Is compliance with the California Energy Code required to permit an unpermitted ADU/JADU under AB 2533?

No. Projects qualifying under the AB 2533 amnesty program are not required to comply with the California Energy Code.

C. Field Inspection Questions

9. Will I have to open any walls or surface materials to allow inspectors to check the wiring, plumbing, and other building systems?

If deficiencies or code violations are identified, the inspector, at their discretion, may request that certain areas be exposed for further inspection.

10. What is an adequate foundation? Must existing (unpermitted) foundations meet expansive soil requirements?

The field inspector will determine if the foundation is deteriorated or inadequate.

Adequate foundations are those which show no sign of excessive cracking and comply with the following:

- 12" minimum depth and width
- For slab-on-grade foundations, there shall be no evidence of moisture seepage.
- For raised foundations wood members show no sign of decay and provide minimum 12" of clearance from the soil to the bottom of the framing.

D. Electrical Inspection Questions

11. What if the electrical panel is old?

Old electrical panels that were installed in compliance with codes in effect at the time of installation, and have no unsafe conditions, can be approved.

However, if the panel is unsafe, cannot supply adequate power, or has been modified or installed after January 1, 2020, the panel is to be replaced or repaired to comply with the relevant code.

12. Are Ground Fault Circuit Interrupters (GFCI) required, and if so, where do I need the devices?

Yes. Locations will be determined by the year of construction and may include the following:

- Bathrooms – All receptacles.
- Garages – All receptacles.
- Outdoors – All exterior receptacles.
- Basements – Finished and unfinished.
- Crawl spaces – At or below grade.
- Kitchens – Every receptacle installed in a kitchen—regardless of its location or intended use—requires GFCI protection.
- Laundry areas – Washers, dryers, and all receptacles within laundry areas.
- Within 6 feet of sinks – Measured along the cord path.
- Bathtubs and shower stalls – Receptacles within 6 feet of bathtubs and showers.
- Utility rooms, damp locations, and wet locations.

E. Mechanical Inspection Questions

13. Do I have to have a bathroom exhaust fan?

Yes. An exhaust fan is generally required for an unpermitted ADU/JADU bathroom if the bathroom contains a shower, tub, or spa-type feature.

Exception: An exhaust fan is not required if both of the following conditions are met:

- a. The unpermitted ADU/JADU was constructed before January 1, 2014, and the bathroom has not been modified since that date; and
- b. The bathroom has an exterior-facing window that is 3 square feet minimum and half of the window area is openable.

14. Are there any requirements for the location of the exhaust vents?

Yes. Exhaust vents must be located no closer than 3 feet, in any direction, from any window, door, or any intake and air/attic ventilation opening.

F. Plumbing Inspection Questions

15. What will be required if I have gas pipes?

Gas pipes will be inspected for material type, location, and installation from the point of service to each gas outlet to ensure compliance with the code requirements in effect at the time of installation. The inspector will require a gas pressure test on all gas or fuel piping before final inspection and issuance of the Certificate of Occupancy. The gas company serving the address may have additional standards and legal requirements for connections that owners should be aware of.

16. Do I have to have low water consumption fixtures?

The fixtures shall comply with the code in effect at the time the installation was completed.

17. Do all my water pipes need to be insulated?

Only pipes that have been installed or replaced after January 1, 2020, without the necessary permits, will require insulation (in compliance with current California Energy Code standards).