



TOWN OF COLMA PLANNING DEPARTMENT

1198 El Camino Real • Colma, California • 94014-3212

Monday – Friday 9:00 am – 5:00 pm

650.757.8888 • www.colma.ca.gov

AB 2533 SUBSTANDARD HOUSING CHECKLIST

Effective January 1, 2025, in compliance with [Assembly Bill 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 without permits before January 1, 2020.

Before submitting a permit application, a homeowner may have a licensed contractor conduct a confidential third-party code inspection to evaluate site conditions that could classify a structure as substandard under [Health and Safety Code Section 17920.3](#), or to identify potential improvements needed to legalize an unpermitted ADU or JADU.

Please note that the third-party inspection results are not required to be submitted with the permit application. The inspection is for the homeowner's benefit and is not a prerequisite for permit processing. Regardless of whether a third-party inspection is conducted, the Town of Colma Building Department will inspect the structure to ensure it meets the minimum health and safety standards outlined in Health and Safety Code Section 17920.3.

Smoke Alarms		
<i>Compliant</i>	<i>Violation</i>	<i>Description</i>
<input type="checkbox"/>	<input type="checkbox"/>	Operational and installed in every sleeping room.
<input type="checkbox"/>	<input type="checkbox"/>	Installed outside each separate sleeping area in the immediate vicinity (hallways).
<input type="checkbox"/>	<input type="checkbox"/>	Installed on every level of the dwelling unit, including basements.
<input type="checkbox"/>	<input type="checkbox"/>	Installed not less than 3 feet horizontally from the door or opening of a bathroom with a bathtub or shower.
<input type="checkbox"/>	<input type="checkbox"/>	Installed in the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches or more.

Carbon Monoxide Alarms		
Compliant	Violation	Description
<input type="checkbox"/>	<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.
<input type="checkbox"/>	<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 at each level of the dwelling.

Emergency Egress Windows (for Sleeping Rooms)		
Compliant	Violation	Description
<input type="checkbox"/>	<input type="checkbox"/>	Emergency escape/rescue openings are provided in every sleeping room.
<input type="checkbox"/>	<input type="checkbox"/>	The window must have a clear opening width of at least 20 inches and a clear opening height of at least 24 inches.

Sanitation		
Compliant	Violation	Description
<input type="checkbox"/>	<input type="checkbox"/>	Proper water closet, lavatory, and bathtub or shower in a dwelling unit.
<input type="checkbox"/>	<input type="checkbox"/>	Proper kitchen sink.
<input type="checkbox"/>	<input type="checkbox"/>	Hot and cold running water to plumbing fixtures.
<input type="checkbox"/>	<input type="checkbox"/>	Adequate heating
<input type="checkbox"/>	<input type="checkbox"/>	Proper operation of required ventilating equipment.
<input type="checkbox"/>	<input type="checkbox"/>	Based on the existing habitable room(s) floor area, a minimum of 8% natural light and 4% ventilation is provided.
<input type="checkbox"/>	<input type="checkbox"/>	Habitable room floor areas are not less than 70 square feet, and not less than 7 feet in any horizontal dimension, except kitchens.
<input type="checkbox"/>	<input type="checkbox"/>	Required electrical lighting is provided.
<input type="checkbox"/>	<input type="checkbox"/>	Habitable rooms have no signs of dampness.
<input type="checkbox"/>	<input type="checkbox"/>	Infestation of insects, vermin, or rodents is not present.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	General dilapidation or improper maintenance of the unit is not present.

<input type="checkbox"/>	<input type="checkbox"/>	Connection to the required sewage disposal system is present.
<input type="checkbox"/>	<input type="checkbox"/>	Proper garbage and rubbish storage and removal facilities are present.

Structural Hazards – Include, but are not limited to, the following items

Compliant	Violation	Description
<input type="checkbox"/>	<input type="checkbox"/>	Adequate foundations are provided. May require exposing an area of the foundation to verify.
<input type="checkbox"/>	<input type="checkbox"/>	Adequate flooring or floor supports are provided.
<input type="checkbox"/>	<input type="checkbox"/>	Flooring or floor supports are of sufficient size to carry imposed loads with safety.
<input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>	There are 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"/>	<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"/>	<input type="checkbox"/>	There are no present fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
<input type="checkbox"/>	<input type="checkbox"/>	There are no apparent fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

Nuisance

Compliant	Violation	Description
<input type="checkbox"/>	<input type="checkbox"/>	All wiring, except that which conforms 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"/>	<input type="checkbox"/>	All plumbing, except 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.
<input type="checkbox"/>	<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.
<input type="checkbox"/>	<input type="checkbox"/>	There is no faulty weather protection present, which may include: <ol style="list-style-type: none"> 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"/>	<input type="checkbox"/>	Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the county 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"/>	<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.
<input type="checkbox"/>	<input type="checkbox"/>	There are no accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborage, stagnant water, combustible materials, and similar materials or conditions that constitute fire, health, or safety hazards.
<input type="checkbox"/>	<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.
<input type="checkbox"/>	<input type="checkbox"/>	All buildings or portions thereof not provided with adequate exit facilities as required by this 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. <i>When an unsafe condition exists due to a lack of or improper location of exits, additional exits may be required to be installed.</i>

<input type="checkbox"/>	<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 this 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.
<input type="checkbox"/>	<input type="checkbox"/>	Possible inadequate structural resistance to horizontal forces.

Additional Safety Violations – Items identified in the field.

Acknowledgment – Your signature below indicates acknowledgment of the following.

- Accurate completion of this checklist is required to determine if any immediate substandard housing conditions exist in the structure.
- Completion of the checklist does not confer legality on the structure.
- Any substandard or non-compliant items identified by the substandard checklist shall be addressed in the submitted plans for correction and will be verified during building inspections.

PROPERTY OWNER INFORMATION

Name:	Date:
Signature:	
Phone:	Email:

LICENSED CONTRACTOR

License #:	Date:
Name:	Signature:
Phone:	Email:

COLMA BUILDING INSPECTOR

Name:	Date:
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