



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 1 of 12 | General agency guidance



Information Bulletin / Public - Building Code - Accessory and Junior Accessory Dwelling Units			
Reference No.:	GCS 66314-66332, 66333-66339	Effective:	07-15-2019
Document No.:	P/BC 2026-150	Revised:	08-13-2026
Previously Issued as:	P/BC 2023-150	dbs.lacity.gov	

City of Los Angeles – Department of Building & Safety
Accessory and Junior Accessory Dwelling Units

I. Purpose

This bulletin outlines development standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) per California Government Code Sections (GCS) 66314-66331 (ADUs), 66333-66339.5 (JADUs), and Los Angeles Ordinance 186,481.

II. Scope

This Information Bulletin is intended to provide information and minimum requirements for the following types of ADUs and JADUs:

1. Conversion of an existing permitted or unpermitted building (or portion thereof) to an ADU or JADU.
2. Permitting of existing unpermitted ADU or JADU constructed or converted after January 1, 2020.
3. Permitting of an unpermitted ADU or JADU constructed before January 1, 2020 which do not fall within the scope of information bulletin P/BC 2026-161 (Streamlined Permitting of Unpermitted Dwelling Unit as ADU/JADU Under AB 2533).

Per AB 2533 (GCS 66311.7), local agencies cannot deny permits for unpermitted ADUs or JADUs built before January 1, 2020, based on violations of the following:

- California Building Standards Code (CBSC) (Title 24) includes the California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Energy Code, California Plumbing Code (CPC) among others.
- GCS 66310-66313.5, 66333 - 66339.5
- Any local ordinance regulating ADUs or JADUs

Compliance with the current edition of the CRC and/or CBC as amended by the City of Los Angeles, and the Zoning Code is mandatory for projects specified in items 1 or 2 above. The standards outlined on Section IV are based on the 2025 CRC as amended by the City of Los Angeles. Projects that fall outside the scope of the CRC, shall comply with the CBC as amended by the City of Los Angeles.

Conversely, projects outlined in item 3 above (AB 2533) must demonstrate that they do not constitute a substandard building under Health and Safety Code (HSC) Section 17920.3 (See Form AB2533-01: City of Los Angeles Substandard Checklist (LASC)).

III. Procedures**A. General Plan Requirements for Building Permit Submittal**

A complete set of plans are required for plan check submittal. Document submittal requirements are listed in Information Bulletin P/GI 2026-008.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

1/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



LADBS ADU conversion bulletin

Source page 2 of 12 | General agency guidance



Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

B. Records Research

If the existing building has previously been permitted, a copy of the building's Certificate of Occupancy and previous building permits shall be provided at the plan check stage to verify the permitted use of the structure.

C. Application Submittal for Unpermitted ADU of JADU Pursuant to AB 2533 Constructed Before January 1, 2020 (Item 3 under Section II)

For an unpermitted ADU/JADU, which does not fall within the scope of information bulletin P/BC 2026-161 and constructed before January 1, 2020, the owner may arrange for a third-party inspection by a licensed contractor to assess whether the unpermitted ADU or JADU meets the minimum requirements outlined in Section 17920.3 of the HSC. A checklist of these minimum requirements (Form AB2533-01: City of Los Angeles Substandard Checklist (LASC)), provided at the end of this bulletin, is intended to inform the owner whether any improvements are needed before submitting the plans for review.

All non-compliant items of the unpermitted ADU or JADU shall be identified and corrected on the submitted plans. The permit application and project plans shall clearly state whether the project is proposed pursuant to AB 2533 in the project work description.

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 LADBS. Results of the third-party inspections are not required to be submitted or disclosed to LADBS.

D. Acceptable Evidence for Establishing the Construction Date of an Unpermitted ADU or JADU (Only for an unpermitted ADU/JADU constructed before January 1, 2020) Pursuant to AB 2533

- Documentation establishing that the unpermitted structure was built prior to January 1, 2020, shall include at least one of the following:
- Rent Stabilization Ordinance (RSO) Rent Registration Certificate.
- Contractor's bills and/or building material receipts.
- Utility bills or insurance documents pertaining to the unpermitted construction.
- Code Enforcement case documentation (i.e., Orders to Comply).
- A signed and dated lease agreement.
- Real estate documents such as loan documents, appraisal, MLS listing, etc.
- Other documents acceptable to the Department.

IV. General Building Requirements

Projects submitted under Section II, Item 3 (AB 2533) must include sufficient documentation to demonstrate that a structure is not substandard pursuant to HSC Section 17920.3. See Form AB2533-01: City of Los Angeles Substandard Checklist (LASC). While projects under AB 2533 are not required to comply with the CBSC, their evaluation will rely on Form AB2533-01. Alternatively, projects (or portions thereof) submitted under AB 2533 and constructed prior to January 1, 2020, may choose to comply with the latest edition of the CBSC, as detailed below.

For all other projects—including those falling under Items 1 and 2 of Section II—project plans (and in some cases calculations) are required to verify compliance with the latest CBSC edition. The minimum criteria specified in the

2/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 3 of 12 | General agency guidance

**Accessory and Junior Accessory Dwelling Units**
P/BC 2026-150
dbs.lacity.gov

following Building Requirements are mandatory for Section II, Items 1 and 2 projects, whereas they are optional for projects subject to Section II, Item 3 (AB 2533).

A. Foundation

Existing foundation components are allowed to remain in place provided that they are in good condition and comply with the conventional construction requirements at the time the building was built or any other time.

1. Exterior walls and interior bearing walls shall be supported on continuous footings.
2. Footing widths and depths beneath natural and finished grades (using whichever grade is lower) must adhere to Section 403.1 of the 2025 California Residential Code (CRC), assuming a soil load-bearing capacity of 1,500 psf. If existing foundations show no signs of distress or cracking (such as from expansive soils), they shall conform to the minimum dimensions required by CRC 403.1.
3. Minimum concrete strength for new or underpinned footings shall be 2,500 psi.
4. Existing footings may remain provided they are free of excessive cracking or damage and meet the minimum dimension criteria specified in item 2 of Subsection A of Section IV above. All new footings must meet expansive soil requirements (24" depth for exterior footings and 18-inch depth for interior footings) and be reinforced using four ½-inch diameter deformed reinforcing bars, with two bars placed at the top and two at the bottom.
5. Existing slabs are allowed to remain with an approved sealant as a moisture barrier. New concrete floor slabs shall be at least 3-½ inches thick and shall be reinforced with ½-inch diameter deformed reinforcing bars. Reinforcing bars shall be spaced at maximum 16 inches on center. New concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a 2-inch sand bed covered with a minimum 6-mil moisture barrier membrane.
6. Existing anchor bolts are allowed to remain. New anchor bolts shall be a minimum of ½-inch diameter x 10" long with 7" embedment spaced at a maximum 6 feet on center. Post-installed anchor bolts shall have an approved evaluation report and shall require special inspection by a deputy inspector.
7. Existing sills and sleepers are allowed to remain provided that they are pressure treated or wood resistant to decay. New sills and sleepers on a concrete slab which is in direct contact with the ground shall be preservative-treated wood in accordance with American Wood Protection Agency (AWPA) U1.
8. Concrete foundation walls shall extend a minimum of 8 inches above the finished grade adjacent to the foundation. Concrete foundation walls with a minimum of 6 inches above finished grade is allowed for existing unpermitted structures.
9. New exterior plaster (stucco) walls shall be provided with a corrosion resistant weep screed.
10. Existing buildings located in a Methane Buffer Zone or a Methane Zone shall not be required to comply with LABC Chapter 71 Methane Mitigation, provided the existing slab remains undisturbed and has only hairline cracks.

3/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 4 of 12 | General agency guidance



Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

B. Framing

1. Existing wall framing may remain where it complies with CRC Table 602.3(5) for interior walls and Table 602.3(6) for exterior walls. New framing or altered framing shall comply with current CRC requirements as amended by the City of Los Angeles. See CRC 602.3.1 for additional requirements.
2. The infill walls of existing openings such as a garage door opening shall be 2x4 studs at a maximum 16 inches on center. Existing garage door headers are permitted to remain.
3. Headers for new openings in existing walls shall comply with current CRC regulations. See CRC Tables R602.7(1) and R602.7(2).
4. Exterior walls with new openings shall be provided with Braced Wall Lines braced with Wood Structural Panels (WSP) as required by CRC 602.10.5. WSP braced wall panels shall be a minimum of 4 feet in length and shall have a minimum of 15/32-in. thickness with 8d common nails at 6 in. spacing along panel edges, 12 inch spacing at intermediate supports and 3/8 inch distance to panel edge. See the CRC Table R602.10.4 as amended by the City of Los Angeles (LAMC Table 91.5.602.10.4).
5. For further information regarding prescriptive framing, please see information bulletin P/BC 2026-004 - Wood Frame Prescriptive Provisions - One Story Residential Construction Only (ladbs.org). For structures that are over one-story, refer to the CRC prescriptive provisions. Alternatively, calculations by a California-licensed professional to demonstrate compliance with the CRC is also acceptable.

C. Means of Egress and Emergency Escape

1. The egress (main entry) door shall be side-hinged and shall be a minimum of 3 feet in width and 6 feet 8 inches in height.
2. Emergency escape and rescue openings shall be provided from every sleeping room and shall open directly to a yard or public way. Emergency escape and rescue openings shall have a minimum clear height of 24 inches, a minimum clear width of 20 inches, and a minimum openable area of 5.7 square feet. The bottom of the emergency escape opening shall not be greater than 44 inches above the finished floor.

D. Fire Protection and Fire-Resistance Rated Construction

1. Automatic fire sprinklers are required only if the main dwelling already has fire sprinklers or if fire sprinklers are required due to any major remodeling work done to the dwelling in conjunction with the ADU(s) or JADU such as when alteration (including mezzanines but excluding the ADU(s) or JADU) within any one-year period exceeds 50% of the replacement cost of the existing dwelling. See CRC R309.2 as Amended by the City of Los Angeles (LAMC 91.5.309.2).
2. Exterior walls less than 5 feet from the property line of a non-sprinklered ADU(s) or JADU conversion or less than 3 feet from the property line of a sprinklered ADU(s) or JADU conversion shall be 1-hour fire-resistance rated construction. The 1-hour fire-resistance wall can be achieved by installing 5/8-inch Type X gypsum board on the entire interior side of the wall up to the roof line.
3. Smoke alarms shall be provided in each sleeping room and immediately outside of each separate sleeping area. Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.

4/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 5 of 12 | General agency guidance

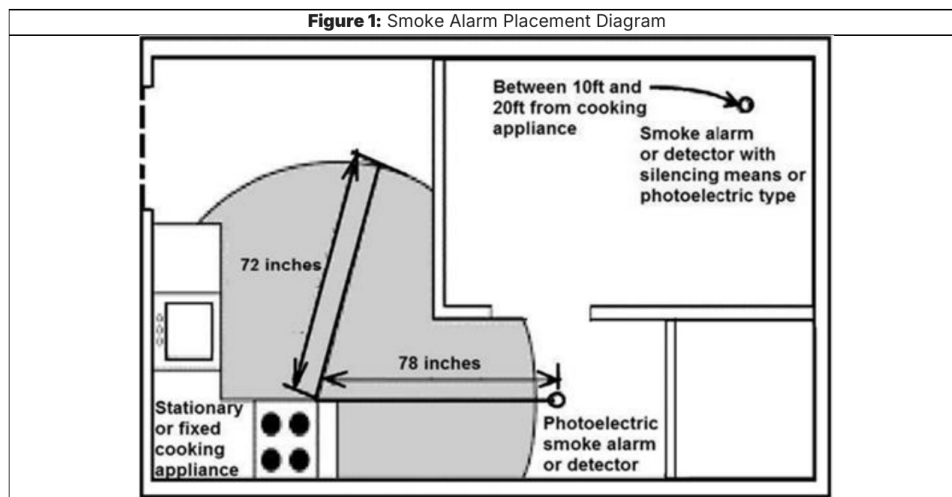


Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

Exception:

Ionization smoke alarms with an alarm-silencing switch or photoelectric smoke alarms shall be permitted to be installed 10 feet or greater from a permanently installed cooking appliance.

Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10-foot distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.

**E. Interior Environment**

1. Habitable rooms shall have a floor area of not less than 70 square feet and shall not be less than 7 feet in any horizontal dimension. A minimum ceiling height of 7 feet shall be provided throughout. (CRC R312)
2. The ADU(s) and JADU shall provide permanent provisions for cooking, at a minimum: kitchen sink, cooktop, and refrigerator, each with 30 inches minimum clear space in front.
3. Habitable rooms shall have natural ventilation through an opening of not less than 4 percent of the room's floor area, unless a whole-house mechanical ventilation system is installed. (CRC R325)
4. Habitable rooms shall have natural lighting through an aggregate glazing (window) area of not less than 8 percent of the room's floor area, unless artificial lighting is installed to produce an average illumination of 6 foot-candles at a height of 30 inches above the floor in conjunction with a whole-house mechanical ventilation system. (CRC R325)

5/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 6 of 12 | General agency guidance



Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

5. The unit shall provide heating facilities capable of maintaining a room temperature of not less than 68°F at a point 3 feet above the floor and 2 feet from exterior walls. Portable space heaters shall not be used to achieve compliance with this section. The CF1R Residential Certificate of Compliance will dictate what means of heating will be provided. (CRC R325)

Note: Projects utilizing AB 2533 are not required to comply with the California Energy Code.

6. The unit shall provide a separate bathroom containing a toilet, sink, and bathtub or shower. Bathrooms shall provide mechanical exhaust fans with a minimum intermittent ventilation rate of 50 cubic feet per minute. The center line of any toilet shall be located a minimum 15" from any side wall or obstruction, and a minimum 24" clear space in front of the toilet shall be provided. (CRC R325, CPC 402)
7. Attics shall provide a minimum cross ventilation of 1/150 of the area of the vented space. An attic access opening shall be provided with minimum dimensions of 22 inches by 30 inches and a minimum headroom clearance of 30 inches. The attic access opening shall be located in a hallway or other readily accessible location. (CRC R806, R408)

F. Energy / Green Building / Plumbing / Electrical Codes

1. All new work done to convert or permit existing unpermitted buildings or portions of buildings to an ADU(s) or JADU shall comply with California Building Energy Efficiency Standards (Title 24 - Part 6). The CF1R Residential Certificate of Compliance shall be attached to the plans but need not be registered with a certified HERS provider and no HERS field verification is required.

Note: For ADUs built prior to January 1, 2020 and seeking permits pursuant to AB 2533, compliance with Title 24 Part 6 (California Energy Code) is not required.

2. All new work necessary to construct the ADU(s) or JADU shall comply with applicable Los Angeles Green Building Code requirements. At a minimum, Green Building Code Forms GRN 1, GRN 11, GRN 14, and GRN 16 shall be attached to the plans as needed for the new work.

Note: Projects utilizing AB 2533 are not required to comply with Green Code requirements.

3. Detached ADUs are not required to have independent service utility (drainage) connections provided the existing service utility complies with the current plumbing code.
4. The ADU(s) shall have a separate water shut off valve, accessible in the unit.
5. The ADU(s) shall require a separate electrical panel.

V. Setbacks for Existing Buildings

An unpermitted ADU or JADU pursuant to AB 2533 (a project described in item 3 of Section II) cannot be denied a permit provided the existing zoning or building code violations do not present a threat to public health and safety, (GCS 66311.7 (a)). Therefore, an unpermitted ADU or JADU can maintain their existing non-complying setbacks provided the existing reduced setbacks do not pose a threat to public health and safety. See Form AB2533-01 for specific requirements and limitations.

6/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 7 of 12 | General agency guidance

**Accessory and Junior Accessory Dwelling Units**
P/BC 2026-150
dbs.lacity.gov

In all cases pursuant to items 1 or 2 under Section II, compliance with the current CBSC is required and if a setback cannot be provided, then the exterior walls and openings must be shown to comply with the current requirements of the CBSC (see CRC Table R302.1(1) and Table R302.1(2) or CBC Table 705.5 and Table 705.8 as applicable).

VI. Typical Clearances (Approval from other City Departments)

Approval from other departments in the form of clearances will be required prior to permit issuance. 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. Permit applications for unpermitted dwelling units or projects that alter the site's existing drainage pattern require roof drainage clearance.
3. 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. Los Angeles Department of City Planning

A department of City Planning Clearance will be required to ensure compliance with local zoning requirements as allowed by AB 2533 and to verify that the site is zoned for residential uses as required by AB 2533.

E. Other City Department Clearances

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

VII. Permit Issuance

Once all identified corrections have been addressed in both the plans and the checklist, and all the clearances from other departments are done, permits can be issued.

7/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 8 of 12 | General agency guidance



Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

VIII. Inspection

Once a permit is issued, the owner or applicant can request an inspection. 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.

IX. 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.

X. Fee Waivers and Charges

Any impact fees charged for an ADU of 750 sf or more shall be charged proportionately in relation to the square footage of the primary dwelling unit. Impact fees include Residential Development Fee (LAMC 21.13.3) and Dwelling Unit Construction Tax (LAMC 21.10.3).

Homeowners applying for a building permit to permit an unpermitted ADU or JADU constructed before January 1, 2020 (pursuant to AB2533), 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).

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.

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 9 of 12 | General agency guidance

Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

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

Code sections below in the table reference the 2025 CRC and the 2025 CBC and are for reference only. An unpermitted ADU or JADU project pursuant to AB 2533 is not required to meet the current California Building Standards Code (CBSC)—which include but is not limited to, the CRC, CBC, CMC, California Energy Code, CPC among others. For the purpose of complying with AB 2533, the ADU/JADU may 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.

No.	Compliant	Violation	Description
Smoke Detectors:			
1	☐	☐	Operational and installed in every sleeping room. (CBC 907.2.11.2, CRC R310.3)
2	☐	☐	Installed outside each separate sleeping area in the immediate vicinity (hallways). (CBC 907.2.11.2, CRC R310.3)
3	☐	☐	Installed on every level of the dwelling unit, including basements.
Carbon Monoxide Alarms:			
4	☐	☐	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. (CBC 915.4, & CRC R311)
5	☐	☐	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 & Exit Door:			
6	☐	☐	Emergency egress windows or doors are provided in every sleeping room. No special knowledge to open emergency windows. (CBC 1031.2, CRC R319.1)
7	☐	☐	The window or door must have a minimum clear opening width of 20 inches and a clear opening height of 24 inches. (CBC 1031.3, CRC R319.2)
8	☐	☐	The window or door must provide a minimum net clear opening of 5.7 square feet (or 5 square feet for ground-floor windows). (CBC 1031.3, CRC R319.2)
9	☐	☐	The exit door shall be a minimum of 3 feet in width. (CRC R318.2)
10	☐	☐	There are no obstructions (such as bars, grilles, or security devices) that could impede escape or rescue in an emergency.
Mechanical, Electrical and Plumbing:			
11	☐	☐	Functional water closet, lavatory, or bathtub or shower in a dwelling unit. (CRC R326.1)
12	☐	☐	Functional kitchen sink. (CRC R326.2)
13	☐	☐	Hot and cold running water to plumbing fixtures. (CRC R326.4)
14	☐	☐	All plumbing is in good and safe condition and is free of cross connections and siphonage between fixtures.
15	☐	☐	A water heater must be strapped within the upper 1/3 and lower 1/3 of its vertical dimensions. (CPC 507.2)
16	☐	☐	Connection to required sewage disposal system. (CRC R326.4)
17	☐	☐	The dwelling unit shall be provided with adequate heating. (CRC R325.8, CBC 1203.1)
18	☐	☐	Bathroom ventilating fans are provided. (CRC R325.3, CBC 1202.5.2.1)

9/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 10 of 12 | General agency guidance



Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

No.	Compliant	Violation	Description
19	☐	☐	All mechanical equipment is in good and safe condition.
20	☐	☐	All wiring is in good and safe condition and working properly.
21	☐	☐	The electrical panel is in good and safe condition and working properly.
22	☐	☐	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. (CRC R325.1.2, CBC 1202.1)
23	☐	☐	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. (CRC R312, CBC 1208)
24	☐	☐	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. (CRC R325, CBC 1204)
Structural Hazards Including but not Limited To:			
25	☐	☐	Adequate foundations are provided. May require exposing an area of foundation to verify. (CRC R403.1, CBC 1808.8)
26	☐	☐	Adequate flooring or floor supports are provided. There is no sagging in the floor. Adequate flooring or floor supports are provided. An area of finish flooring may need to be removed to expose the flooring supports in order to verify. An engineering assessment or compliance with wood frame prescriptive provisions IB P/BC 2026-004 (Table 9) shall be provided.
27	☐	☐	Flooring or floor supports are of sufficient size to carry imposed loads with safety. An engineering assessment or compliance with wood frame prescriptive provisions IB P/BC 2026-004 (Table 9, 10) shall be provided.
28	☐	☐	There are no present members of walls, partitions, or other vertical supports that split, lean, or buckle due to defective material or deterioration.
29	☐	☐	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.
30	☐	☐	There are no apparent members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety. An engineering assessment or compliance with wood frame prescriptive provisions IB P/BC 2026-004 shall be provided.
31	☐	☐	There is no damage to fireplaces or chimneys.
32	☐	☐	Adequate structural resistance to horizontal force: Existing let-in braces and stucco systems acceptable for one story ADUs or JADU only. An engineering assessment or compliance with wood frame prescriptive provisions IB P/BC 2026-004 (Table Titled: Bracing Requirements Based on Seismic Design Category) shall be provided.
Nuisance, Dilapidation and Hazard:			
33	☐	☐	Pool/Spa barriers/safety protection are provided.
34	☐	☐	There is no faulty weather protection present which may include: <ul style="list-style-type: none"> Deteriorated, crumbling or loose plaster

10/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 11 of 12 | General agency guidance

Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

No.	Compliant	Violation	Description
			<ul style="list-style-type: none">Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doorsBroken, rotted, split, or buckled exterior wall coverings or roof coverings.
35	☐	☐	No accumulation of vegetation, debris, garbage, stagnant water, combustible materials, rodent harborages, or other fire, health, or safety hazards.
36	☐	☐	Habitable rooms have no signs of dampness. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
37	☐	☐	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.
38	☐	☐	General dilapidation or improper maintenance of the unit is not present.
Fire Rating and Openings:			
39	☐	☐	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. (CRC R302.3.2, CBC 420.2)
40	☐	☐	<p>A. <u>For sprinklered buildings</u> where an exterior wall is facing a property line:</p> <p>a. When the separation distance is less than 3 feet, the exterior wall shall be 1-hour rated and no openings are allowed.</p> <p>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.</p> <p>(CRC Table R302.1(1))</p> <p>B. <u>For sprinklered buildings</u> where an exterior wall is facing another building:</p> <p>a. When the separation distance is between 0 feet to less than 6 feet, the exterior wall shall be 1-hour rated and no openings are allowed. Distances less than 3 feet may require the adjacent building's exterior wall to be 1-hour rated and have limited openings.</p> <p>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.</p> <p>(CRC Table R302.1(1))</p> <p>C. <u>For non-sprinklered buildings</u> where an exterior wall is facing a property line:</p> <p>a. When the separation distance is less than 3 feet, a 1-hour rated exterior wall shall be provided and no openings are allowed.</p> <p>b. For separation distances between 3 and 5 feet a 1-hour rated exterior wall shall be provided and openings are limited to 25%.</p> <p>c. For a separation distance that equals 5 feet or more, no fire-resistance rating is required and unlimited openings are allowed.</p> <p>(CRC Table R302.1(2))</p> <p>D. <u>For non-sprinklered buildings</u> where an exterior wall is facing another building:</p> <p>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 may require the adjacent building's exterior wall to be 1-hour</p>

11/12

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.



SOURCE APPENDIX / S-07 / PUBLIC REFERENCE COPY

LADBS ADU conversion bulletin

Source page 12 of 12 | General agency guidance



Accessory and Junior Accessory Dwelling Units
P/BC 2026-150
dbs.lacity.gov

No.	Compliant	Violation	Description
			rated and have limited openings. 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. (CRC Table R302.1(2))
Address:			
41	☐	☐	The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. (CRC R308.1, CBC 502.1)

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

Agency guidance reference copy, saved during the October 21, 2026 records review. This general bulletin contains no subject-property identity. Its pages are reproduced as flattened reference images; embedded links, annotations and original file metadata are not carried forward. Guidance explains a possible review route, not confirmation that this garage qualifies. Check current rules and project conditions before relying on it.