



Town of Atherton

Building Department
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CHECKLIST FOR ADUs and JADUs

Any building or portion thereof including any Accessory Dwelling Unit which exists any of the following listed conditions that endanger the life, limb, health, safety or welfare of the occupants or public shall be considered to be a substandard building. Per 17920.3 of the Health and Safety Code

Substandard Housing Inspection Compliance (HSC 17920.3)

Code Enforcement must ensure that all inspections comply with California State Housing Law and HSC Section 17920.3, which identifies and defines substandard housing conditions. Below is a checklist of conditions to be inspected, though it is not limited to these:

Smoke Detectors:

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

Carbon Monoxide Alarms:

- Operational and installed outside each separate sleeping area in the immediate vicinity of bedrooms (hallways), on every occupiable level including basements, and in bedrooms with fireplaces.
- 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 Windows (for Sleeping Rooms):

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

Inadequate Sanitation:

- Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit.
- Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- Lack of, or improper kitchen sink.
- Lack of hot and cold running water to plumbing fixtures in a hotel.

- Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- Lack of adequate heating.
- Lack of, or improper operation of required ventilating equipment.
- Lack of minimum amounts of natural light and ventilation required by this code.
- Room and space dimensions less than required by this code.
- Lack of required electrical lighting.
- Dampness of habitable rooms.
- Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by a code enforcement officer, as defined in Section 829.5 of the Penal Code, upon successful completion of a course of study in the appropriate subject matter as determined by the local jurisdiction.
- Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, 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.
- General dilapidation or improper maintenance.
- Lack of connection to required sewage disposal system.
- Lack of adequate garbage and rubbish storage and removal facilities, as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the lack of adequate garbage and rubbish removal facilities can be determined by a code enforcement officer as defined in Section 829.5 of the Penal Code.

Structural Hazards include but not limited to:

- Deteriorated or inadequate foundations.
- Defective or deteriorated flooring or floor supports.
- Flooring or floor supports of insufficient size to carry imposed loads with safety.
- Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
- Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
- Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

Conclusion

To ensure the safety and well-being of occupants and comply with HSC Section 17920.3, Code Enforcement will assess, inspect, and enforce under the ADU Amnesty Program substandard housing conditions in ADU's and JADU's thoroughly. By extending inspections where necessary and issuing detailed Notices of Violation, Code Enforcement aims to safeguard public health, prevent further safety risks, and ensure that property owners address violations promptly and effectively.

The procedures outlined in this policy will provide a structured and comprehensive approach to managing substandard housing conditions and ensuring compliance with applicable laws within the Town of Atherton.