

# PLANNING AND BUILDING DEPARTMENT

## BUILDING DIVISION

COUNTY OF EL DORADO <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Building-Division>

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### Dwelling Units (JADUs) El Dorado County - AB 2533 Compliance

As of recent legislation, El Dorado County cannot deny permits for Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) built before **January 1, 2020**, due to code violations, except where those corrections are necessary to meet **health and safety standards** to avoid being classified as **substandard**.

This notice outlines important guidelines for homeowners who own unpermitted ADUs or JADUs built before January 1, 2020.

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#### Key Points for Homeowners:

##### 1. Permit Application Process

- If your ADU or JADU was built before January 1, 2020, you can apply for a permit **without penalty**.

##### 2. Substandard Conditions Checklist

- Review the **checklist below** to identify conditions that could be considered **substandard**. Any violations impacting **health and safety** must be corrected before applying for a permit.

##### 3. Confidential Inspection Option

- Before applying for a permit, you may choose to get a **confidential, third-party inspection** from a licensed contractor to identify potential issues.

##### 4. Health and Safety Compliance

- The County may conduct an inspection to ensure your unit complies with **health and safety standards**. Only necessary corrections will be required, specifically for safety.

##### 5. Fee Limitations

- **Impact fees, connection charges, or capacity charges** will **not** be required, except in certain cases where applicable.
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#### AB 2533 Checklist for Identifying Substandard Conditions

Use this checklist to identify any conditions that may endanger health, safety, or welfare. If any of these conditions are present, the building may be classified as substandard and require corrections before finalizing your permit.

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##### 1. Inadequate Sanitation

- ☐ Lack of necessary plumbing (toilets, showers, sinks, etc.)
- ☐ Lack of hot and cold running water to plumbing fixtures
- ☐ Inadequate heating or ventilation

- ☐ Dampness or mold in habitable rooms
  - ☐ Infestation of insects, rodents, or vermin (verified by health or code officer)
  - ☐ General dilapidation or improper maintenance
  - ☐ Lack of connection to sewage disposal or improper disposal facilities
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## 2. Structural Hazards

- ☐ Deteriorated or unstable foundations, flooring, or supports
  - ☐ Walls, ceilings, or roof sagging, leaning, or buckling due to deterioration
  - ☐ Unsafe chimneys or fireplaces that are structurally unsound
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## 3. Presence of Nuisance

- ☐ Conditions that create a public nuisance, such as:
    - Blocking public spaces or causing visual blight
    - Abandoned or unmaintained pools
    - Junk, debris, or inoperable vehicles on the property
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## 4. Electrical, Plumbing, and Mechanical Hazards

- ☐ Wiring that is outdated or unsafe
  - ☐ Plumbing that does not meet current safety standards
  - ☐ Unsafe or deteriorated mechanical systems (including vents)
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## 5. Faulty Weather Protection

- ☐ Broken, rotting, or deteriorated exterior walls, roof, or coverings
  - ☐ Inadequate weatherproofing (e.g., missing paint, waterproofing)
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## 6. Fire or Explosion Hazards

- ☐ Combustible waste or vegetation posing a fire hazard
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## 7. Hazardous Materials and Construction

- ☐ Use of materials not permitted by code
  - ☐ Accumulation of combustible materials or stagnant water
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## 8. Unsafe Building Conditions

- ☐ Building is determined unsafe due to inadequate maintenance or construction
  - ☐ Lack of sufficient exits or maintenance of existing exits
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## 9. Improper Occupancy or Use

- ☐ Use of building areas not originally designed for living, sleeping, cooking, or dining
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### Next Steps for Homeowners:

1. **Review the Checklist:** Check your unit for any of the substandard conditions mentioned.
2. **Consider an Inspection:** If you're unsure about the condition of your unit, you may request a confidential inspection from a licensed contractor.
3. **Submit Your Application:** Submit your permit application to El Dorado County.

Plans required include **2** full sets of plans:

- Site plan
  - Floor plan
  - Elevations
  - One additional copy of floor plan
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### Contact Information:

For more information or to begin the permit process, contact:

**El Dorado County Planning and Building Department**

Address: 2850 Fairlane Ct, Placerville, CA 95667

Phone: 530)621-5315

Website: [Building Division - El Dorado County](#)