

Pre-Construction Inspection Checklist for Accessory Dwelling Unit (ADU) and Junior ADU

Mandatory requirement: Project may not start until this inspection is completed.

This document is not intended for new construction projects or projects containing additions. This document is intended for ADU and Junior ADU projects in existing building such as garage conversions (both detached and attached).

Inspector/Office Overview: Inspection Process, Timelines, Inspection Checklist, Contacts, Plans/Details

Site Conditions

- Plans Approved, Permits Issued
- Dig Alert: Call before you dig **811** or **800-422-4133**
- Demolition: C&D Recycle Reuse Plan (reminder keep receipts)
- Side Yard and Year Yard Setbacks (location of fire rated wall assemblies)
- Storm Water Flow (storm water pump if lower than street)
- Backflow- Sewer location and drainage (Sewage Ejection Pump Required if the pipe downward slope is above the connection point)

Utilities

- Existing Incoming Utility (if any utility connection can it comply)
- Electrical Connection/ SCE Coordination (Location) Separate Meters/Sub-Panels
- Gas Connection Location (routing of gas line)
- Additional Meter/Connection to Existing
- Sewer Connection Location Downstream of Home

Existing Structure

- Foundation/Footings (retrofit or new footings may be required)
 - Visual Condition of Existing Foundation/Slab/Footings
 - Depth of Existing Footings (verify pothole depth multiple locations as need)
 - Garage Opening footing (must have potholes verifiable footing entire length)
 - Slab Condition (vapor barrier system type per LACO Approved Systems) Vapor Barrier required prior to any interior framing
- Exterior
 - Foundation Height (Sheet flow of water away from structure)
 - Condition of Exterior walls, exposed eaves etc.
 - Condition of Existing Roof System
 - Fire setbacks for fire rated walls (eave/roof/opening protection)
 - Equipment set back location (location of future equipment)
 - Finish wall systems and Condition (Stucco/Siding Etc.) Weather Resistive Barrier in act.
- Interior
 - Existing/future Roof Framing system (Residential Roof Rafter Span Index)
 - Existing/future ceiling joist (Residential ceiling span index)
 - Existing wall Anchors and hold downs (Minimum 1/2" AB with 3x3 washers, distance apart)

- Visual Verification of existing Weather resistive barrier behind stucco/siding

Site Protection/Safety and Required BMP's

- Clean Site is a Safe Site
- Storm Water Protections, Covered Stockpiles, Covered Unattended Trenches
- No Work from Public Right of Way (PROW)

NOTES: _____

Date: _____

Owner/Contractor: _____ Inspector: _____