

Maple Court ADU Code and Permit Review

November 2026 LADBS filing • Review date: October 13, 2026 • Revision B

Use the 2025 California Building Standards Code cycle, effective January 1, 2026, with the City's 2026 amendments under Ordinance 188797, effective December 31, 2025. The stated detached, one-story dwelling fits the Los Angeles Residential Code scope; applicable LABC provisions remain incorporated. [S01–S04, S27]

This review is dated October 13, 2026 and addresses the planned November 2026 filing. The exact day and channel have not been supplied. November 1 is used only as the jurisdiction-screening anchor; no application has been filed or accepted. Revalidate the baseline and later amendments immediately before actual submission.

The core state cycle is clear. The exact operative City fire amendments require written confirmation, and some online building/plumbing edition references conflict with the 2026 adoption record. These issues remain open in the matrix; no permit readiness or code-compliance finding is made.

The address and source documents are expressly fictitious. City of Los Angeles jurisdiction is supplied by the brief; parcel zoning, overlays, fire access, flood status, utilities and existing permits cannot be verified for an actual site.

Project evidence	Supplied fact / observation	Source
Project / site	Maple Court ADU; 1234 Maple Court, Los Angeles, CA (fictitious City address)	Brief paragraphs 1–3
Work / occupancy	New detached, one-story wood-frame ADU; Type V-B; R-3; one bedroom; approximately 720 sf gross (supplied)	Brief paragraph 4
Existing / funding	Existing single-family house; no sprinklers reported. Rental planned; no federal funding stated.	Brief paragraphs 4–5; current user instruction
Drawing status	A-101 FLOOR PLAN; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT. Printed 24'-0" × 30'-0" outside framing; no measurement performed.	Drawings/A-101 Floor Plan.pdf, page 1
Other source	A-601 Room Finish Schedule; bath exhaust and water heater/air handler noted; no issue date/revision printed.	Drawings/A-601 Finish Schedule.pdf, page 1
Key missing evidence	Real address/APN, survey/site plan, primary-house permit history, full permit design, funding/use confirmation and agency clearance record.	Absence from three-file set reviewed

Code editions for the planned filing

All state editions below are 2025. City construction-code branding is 2026. Apply California amendments and the City amendments together; model-code lineage is reference information only.

Discipline / Title 24 part	State edition	City adoption / application
Residential / Part 2.5	2025 California Residential Code (2024 IRC basis)	2026 LARC; LAMC Ch. IX, Art. 1.5; Ordinance 188797. Appropriate primary route for stated detached one-story dwelling, subject to LADBS confirmation. [S03–S04, S28]
Building / Part 2	2025 California Building Code (2024 IBC basis)	2026 LABC; Ch. IX, Art. 1; applicable provisions incorporated by LARC. Use City administration and adopted amendments. [S02–S04]
Electrical / Part 3	2025 California Electrical Code (2023 NEC basis)	2026 LA Electrical Code; Ch. IX, Art. 3; 93.0101 confirms state edition. [S05, S28]
Mechanical / Part 4	2025 California Mechanical Code (2024 UMC basis)	2026 LA Mechanical Code; Ch. IX, Art. 5; 95.101. [S06, S28]
Plumbing / Part 5	2025 California Plumbing Code (2024 UPC basis)	2026 LA Plumbing Code; Ch. IX, Art. 4. Ordinance 188797 Sections 520–521, printed p. 112, confirm 2025 CPC despite older wording in the hosted code. [S03, S07, S28]
Energy / Part 6	2025 California Energy Code	Applies to this new detached ADU as new single-family construction; City energy review. [S01, S16]
Green building / Part 11	2025 CALGreen	2026 LAGBC; Ch. IX, Art. 9, including City residential amendments and all-electric provisions. [S08–S09]
Fire / Part 9	2025 California Fire Code (2024 IFC basis)	State baseline applies. Operative City fire amendment package remains unresolved; obtain final ordinance and effective date. [S01, S10–S11, S28]
WUI / Part 7	2025 California Wildland-Urban Interface Code	Conditional on site designation; include January 2026 emergency supplement and verify City amendments/cross-references. [S01, S24]
Existing / historic / referenced	2025 Parts 10, 8 and 12, as applicable	Existing-building provisions if work affects existing structures; historic code only if qualified scope; referenced standards only as adopted. New ADU is not itself an existing-building conversion. [S01, S29]

Use the adopted edition with effective errata, supplements and emergency changes. Parts 1 and 12 support administration/referenced standards to their applicable extent. Confirm the final code list on the cover sheet with LADBS. [S01, S27–S28]

Local amendments and items to resolve

Adoption and administration

Ordinance 188797 is the 2026 City amendment package. LARC substitutes City administration for CRC Chapter 1 and does not adopt CRC Appendix AS. Select relevant City amendments from the adopted text; a model-code book or checklist alone is insufficient. [S02–S04]

Project-relevant green measures

City 99.04.106 includes construction stormwater controls, cool-roof provisions and the all-electric requirement under Ordinance 187714. The detached project does not fit the attached-ADU gas-piping exception. Resolve roof, equipment and site specifications during permit design. [S09]

Online building/plumbing discrepancy

The hosted LAMC 91.101 and 94.101 retain 2022 wording. The official Ordinance 188797 resolves the edition: Section 2 (printed p. 5) adopts the 2025 CBC/CRC; Sections 520–521 (printed p. 112) adopt/define the 2025 CPC. Use the ordinance, retain the discrepancy, and ask LADBS to confirm its consolidated text and operative appendices. [S03, S07, S24]

Fire ordinance unresolved

The January 27, 2026 action in Council File 25-1370 adopted a report requesting preparation of the fire-code ordinance. The hosted 57.101/57.101.1 still cites 2022 CFC/2021 IFC. That record does not establish the final 2026 local fire package. Obtain the enacted ordinance and effective date from LAFD. [S10–S11]

Zoning is a separate body of rules

Use the real parcel's current City zoning, ADU law and overlays. The City index includes Ordinance 186481 and ZA Memo 143; the October 1, 2026 Missing Middle LA hearing concerns proposed changes. Reconcile older City guidance with current state ADU law and verify whether a later proposal has actually taken effect. [S13–S14, S26]

City confirmation is needed for operative requirements, not an assumption that every listed conditional approval applies. Federal housing obligations remain independently enforceable.

Federal accessibility screening

Screening basis: one new detached rental dwelling behind an existing single-family house; privately funded; no federal funding. Ordinary long-term residential use and no public accommodation, public operator or federal lease are screening assumptions to confirm. [Project brief paragraphs 3–5, 8; current user instruction]

Law / conclusion	Reason and remaining evidence
ADA Not indicated for the stated ordinary private residential rental.	Private dwellings used solely as residences are outside ordinary Title III facility coverage; Title II concerns state/local government programs. Public-facing rental offices, lodging or other covered uses can change the result. Private financing alone does not establish an exemption. [S17] Collect: Confirm ordinary residential tenancy, private ownership/operation and no covered business, educational or social-service use.
FHA — design / construction No, for this one-unit detached building as described.	24 CFR 100.201 covers buildings with four or more units; 100.205 applies to qualifying first occupancy after March 13, 1991. Neither a single ADU nor a separate single-family house meets that building threshold. [S18–S19] Collect: Retain building/unit-count evidence. Re-screen if the project becomes a different housing configuration.
FHA — rental conduct Potentially yes; do not describe this ADU as wholly FHA-exempt.	Broader rental protections differ from the four-unit design threshold. Small-owner/owner-occupied exemptions have specific conditions; the stated facts do not establish them. Discriminatory advertising restrictions remain under the listed exemptions. Where covered, accommodation policies and permission for reasonable modifications require separate attention. [S20–S21, S30] Collect: Verify ownership form, portfolio, owner occupancy and use of agents/brokers; review leasing and accommodation procedures.
Section 504 Not indicated if no covered federal financial assistance reaches the owner/operator/program.	Section 504 follows recipient/program funding, including pass-through assistance; a one-unit size is not a general exemption. HUD 24 CFR 8.3 says voucher/housing assistance payments alone do not make a landlord a recipient or subrecipient. [S22] Collect: Confirm grants, subsidies, agreements and recipient status; revisit if federal assistance is introduced.
ABA — supplemental screen Not indicated; confirm no federal construction funding or lease.	Federal funding/lease and agency jurisdiction control ABA coverage. No such trigger is supplied. [S25] Collect: Obtain owner funding/lease declaration; keep this separate from the Section 504 and ADA screens.

This does not resolve California or City accessibility scope. Nominal door sizes on A-101 do not establish clear openings, accessible routes or maneuvering clearances. Local permit approval does not establish federal compliance. [S17, S19; A-101, page 1]

Questions for LADBS and City agencies

1. Confirm the accepted application date/receipt and 2025 state/2026 City code baseline, LARC scope, controlling Ordinance 188797 text and later changes.
2. Confirm the consolidated building/plumbing text against Ordinance 188797 and provide the operative fire/WUI ordinances, adopted appendices and effective dates.
3. For the real parcel, confirm ADU pathway, zoning chapter, setbacks/height/access/parking treatment and required planning/coastal/historic clearances.
4. Confirm whether sprinklers are legally required in the primary dwelling, the ADU exemption determination and any hydrant/access referral.
5. Issue the parcel-specific clearance list: BOE sewer/drainage/flood/public-way, LADWP, LASAN, Urban Forestry, school fees and other actual referrals.
6. Confirm state/local accessibility scope, required energy/green documents, all-electric enforcement, trade plan-check packaging and final occupancy steps.

Bring the brief, A-101 and A-601 with a real parcel record and preliminary site plan. Record the reviewer, date, answer, cited authority and written evidence for each determination. No agency has been contacted in this review.

Matrix conventions: Required means the stated scope warrants that permit/review; it does not mean approval exists. Conditional means a missing site or design fact controls. Not indicated is a preliminary applicability screen. "Not applicable" for A03 is limited to federal FHA design/construction on the stated one-unit building. Responsibility and due dates remain unassigned.

Project-file references are to the original brief paragraphs and PDF page/sheet. Sources S01–S30 are linked in the dated source register. The companion workbook includes editable owner, due date, agency response and closure-evidence fields.

Permit matrix | items 1–5 of 29

B01 Filing baseline and amendment record	
Building LADBS	Collect: Exact November filing day/channel, accepted application receipt, current ordinance and errata set. Verify: Confirm 2025 state/2026 City baseline, LARC route and incorporated LABC provisions; reconcile online 2022 references in 91.101 and 94.101. Recheck changes immediately before filing.
In Review S02	Documents/Project brief.docx — paragraphs 4–6
Z01 ADU zoning / ministerial eligibility	
Zoning LADBS zoning / Los Angeles City Planning	Collect: Real address, APN, legal lot/title, ZIMAS report, existing dwelling permits, boundary/topographic survey and dimensioned site plan. Verify: Confirm applicable Chapter 1 or 1A, current ADU ordinance/state-law pathway, setbacks, height, access, unit count and parking treatment. Check any enacted change after the October 2026 proposal.
Evidence Needed S14	Documents/Project brief.docx — paragraphs 3–4; Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT
Z02 Coastal, historic and other overlay approvals	
Zoning City Planning / Coastal Commission, if applicable	Collect: Coastal boundary, historic designation/HPOZ, specific plan, hillside and other overlay records. Verify: Identify actual planning clearances and any coastal development permit/exemption; resolve state ADU-law limits on local conditions. Do not assume a hearing or discretionary entitlement.
Evidence Needed S13	Documents/Project brief.docx — paragraph 3
B02 New ADU building permit and plan check	
Building LADBS	Collect: Complete site/architectural/structural set, roof plan, elevations, sections, foundation/framing, calculations, door/window placement, egress, smoke/CO and equipment details. Verify: Confirm R-3 / Type V-B, applicable design criteria, professional signatures and submittal checklist. DD floor plan and finish schedule do not establish permit readiness.
Evidence Needed S15	Documents/Project brief.docx — paragraph 4; Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT
B03 Soils, grading, retaining and site structures	
Building LADBS Grading / Geology / Structural	Collect: Site grades, cut/fill quantities, foundation criteria, seismic/liquefaction/landslide evidence, retaining/shoring scope. Verify: Determine need for soils/geology reports, grading permit, retaining-wall or shoring permits and haul-route approval. No exemption established.
Evidence Needed S15	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT

Permit matrix | items 6–10 of 29

B04 Electrical permit		Required; separate plan check depends on system
Building LADBS Electrical	Collect: Load calculation, service/meter/panel design, lighting/receptacle layout, grounding, appliance loads and PV connections. Verify: Confirm electrical plan-review threshold, permit packaging and LADWP service requirements under the 2025 California / 2026 LA Electrical Code.	
Evidence Needed S05	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT	
B05 Mechanical permit		Required for proposed HVAC/ventilation work
Building LADBS Mechanical	Collect: HVAC sizing/equipment, ventilation/exhaust rates and routing, clearances and condensate details. Verify: Confirm permit and any separate mechanical plan check using 2025 California / 2026 LA Mechanical Code; coordinate energy verification.	
Evidence Needed S06	Drawings/A-601 Finish Schedule.pdf — p. 1, Bath and Laundry / Mech. rows	
B06 Plumbing permit		Required
Building LADBS Plumbing	Collect: Fixture schedule, water-heating design, water/drain/waste/vent sizing and connection route. Verify: Ordinance 188797 Sections 520–521 confirm 2025 CPC. Ask LADBS for consolidated City amendments and operative appendices, separate plan-check triggers and existing sewer reuse evidence; hosted 94.101 retains older wording.	
In Review S03	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT	
B07 Energy review and PV electrical approval		Required energy review; PV subject to documented code exceptions
Building LADBS / energy designer / LADWP	Collect: 2025 CF1R package, verified climate zone, envelope and systems, PV calculation/layout or exception, service rating and required field-verification schedule. Verify: Treat this new detached ADU as new single-family construction. Resolve PV scope, electric readiness and BESS-ready applicability with the 2025 Energy Code.	
Evidence Needed S16	Documents/Project brief.docx — paragraph 4; Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT	
B08 CALGreen and City green-building review		Required
Building LADBS Green Building	Collect: Residential checklist; equipment fuel types; roof product/slope; water, materials, waste and site measures. Verify: Apply 2025 CALGreen/2026 LAGBC and local amendments. Design all-electric under 99.04.106.8; attached-ADU gas exception does not match this detached scope. Confirm current enforcement and any claimed exception.	
Evidence Needed S09	Documents/Project brief.docx — paragraph 4; Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT	

Permit matrix | items 11–15 of 29

B09 Demolition / existing-house work		Not indicated in brief; conditional if scope changes
Building LADBS / relevant clearance agencies	Collect: Existing-site survey, removal inventory and explicit scope affecting the primary house. Verify: Confirm no demolition/conversion is proposed; add permits and 2025 CEBC/LA existing-building review if existing work is introduced.	
In Review S29	Documents/Project brief.docx — paragraph 4	
F01 Operative local fire amendments		Open source conflict — verify before design freeze
Fire LAFD / LADBS	Collect: Enacted fire ordinance, effective date and written list of operative amendments for filing. Verify: State baseline is 2025 CFC. Published 57.101 still references 2022 CFC/2021 IFC; Council File 25-1370 records ordinance-preparation action, not an identified final replacement ordinance. Obtain authoritative resolution.	
Conflict S10	No project evidence establishing this determination.	
F02 Hydrant/access clearance		Conditional
Fire LAFD Hydrant and Access Unit	Collect: Site access distance, roadway/fire-lane geometry, hydrant/water-supply information and current fire-hazard designation. Verify: Handbook flags ADUs more than 150 ft from roadway and detached ADUs in High/Very High Fire Hazard Severity Zones. Obtain referral decision.	
Evidence Needed S12	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT	
F03 ADU sprinkler determination		Potential statutory exemption; evidence required
Fire LADBS / LAFD	Collect: Primary-house permit history and evidence whether sprinklers are legally required, including subsequent alterations. Verify: HCD states ADU sprinklers are not required if the primary residence is not required to have them; ADU construction alone does not trigger primary-house sprinklers. Absence alone is insufficient proof. Obtain written determination; permit system if required.	
Evidence Needed S13	Documents/Project brief.docx — paragraph 4	
F04 Wildland-urban interface design		Conditional on hazard mapping
Fire LADBS / LAFD	Collect: Real parcel, adopted fire-hazard map, site vegetation and proposed exterior assemblies. Verify: Screen 2025 Title 24 Part 7, its emergency supplement and operative City WUI amendments; identify specific assembly and site requirements if triggered.	
Evidence Needed S24	Documents/Project brief.docx — paragraph 3	

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A01 State / local residential access scope		Separate review required
Accessibility LADBS	Collect: Confirmed use/ownership/funding and detailed entrance, bathroom and door layouts. Verify: Confirm applicable California residential access/aging-in-place provisions and any Chapters 11A/11B triggers. Federal screening below does not decide state/local obligations or certify the plan.	
Evidence Needed S04	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT	
A02 ADA Titles II / III		Not indicated for assumed ordinary private residential rental
Accessibility Owner / operator; federal coverage independent of LADBS	Collect: Owner confirmation of long-term residential use, private operation and no public-facing leasing office, lodging, educational or social-service use. Verify: Re-screen if use/operator changes. No ADA permit is identified; private funding alone is not the legal test.	
In Review S17	Documents/Project brief.docx — paragraph 5	
A03 FHA design and construction		Not applicable to stated one-unit detached building
Accessibility Owner / design team; HUD enforcement	Collect: Site/building unit-count confirmation and final occupancy/use. Verify: 24 CFR 100.201/100.205 address buildings with at least four dwelling units and qualifying first occupancy. A detached one-unit ADU does not meet that threshold.	
Not Applicable S18	Documents/Project brief.docx — paragraph 4	
A04 FHA rental nondiscrimination duties		Potentially applicable; no blanket exemption established
Accessibility Owner / property manager; HUD	Collect: Ownership/entity and portfolio facts, owner occupancy, broker/agent role, advertising and rental policies. Verify: Evaluate exemptions under 100.10 separately from design scope. Where covered, address reasonable accommodations and tenant-funded reasonable modifications; discriminatory advertising restrictions survive listed small-owner exemptions.	
In Review S20	Documents/Project brief.docx — paragraphs 3, 5	
A05 Section 504 and ABA funding screen		Not indicated on stated private/no-federal-funds basis
Accessibility Owner / funding agency, if any	Collect: Funding/loan/grant covenants, recipient/subrecipient status, operating subsidies and any federal lease; obtain owner confirmation. Verify: Section 504 depends on covered federal financial assistance, not unit count. HUD 8.3 excludes a landlord from recipient status merely for receiving voucher payments. Re-screen other assistance and any federal lease/ABA trigger.	
In Review S22	Documents/Project brief.docx — paragraph 5; Documents/Project brief.docx — paragraph 8	

Permit matrix | items 21–25 of 29

FL01 Floodplain / watercourse clearance	
Conditional	
Flood BOE floodplain reviewer / LADBS	Collect: Parcel-specific current FEMA and City mapping, survey elevations and datum; elevations/design if mapped. Verify: Determine flood clearance, development restrictions and certificates. Floodplain review is separate from zoning and building design.
Evidence Needed S12	Documents/Project brief.docx — paragraph 3
S01 Sewer availability and connection	
Sewer clearance required; connection work permit as scoped	
Special Agencies BOE / LADBS Plumbing	Collect: Existing lateral/location, capacity and connection design; easements. Verify: Obtain sewer availability clearance and confirm public/private connection permits and fees.
Evidence Needed S12	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT
S02 Water and electrical utility service	
Service coordination required; clearance as referred	
Special Agencies LADWP	Collect: Existing service/meter information, electrical demand, water pressure/demand, easement and overhead-line survey. Verify: Confirm capacity, meter/service configuration, easement clearances, upgrade/interconnection process and timing.
Evidence Needed S12	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT
S03 Site drainage and stormwater/LID	
Drainage review; LID conditional	
Special Agencies BOE / LASAN / LADBS	Collect: Drainage plan and total impervious-area change, including paving. Verify: Resolve roof/site drainage clearance. Screen LID using whole-project impervious area, not ADU floor area alone.
Evidence Needed S12	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT
S04 Public right-of-way work	
Conditional	
Special Agencies BOE / public works bureaus	Collect: Utility trench, driveway/curb and sidewalk work limits. Verify: Identify excavation, sewer, A/B or encroachment permits only for actual public-way work.
Evidence Needed S12	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT

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S05 Protected and street trees		Conditional
Special Agencies Urban Forestry / City Planning as applicable	Collect: Tree inventory, species, drip lines and construction limits. Verify: Determine protection plan, clearance and any tree-work permit before disturbance.	
Evidence Needed S12	Drawings/A-101 Floor Plan.pdf — p. 1, A-101; Rev. 0 - 10/09/2026; DESIGN DEVELOPMENT	
S06 School fees and other fee clearances		Verify assessments/exemptions
Special Agencies LADBS / LAUSD / BOE / City Planning	Collect: Certified interior livable area, primary dwelling area, exemption basis and fee receipts. Verify: HCD March 2026 guidance exempts ADUs of 750 sf or less of interior livable space from specified impact fees; this does not eliminate school, plan-check, permit or utility charges. Confirm LAUSD assessment.	
Evidence Needed S13	Documents/Project brief.docx — paragraph 4	
S07 Inspections / certificate of occupancy		Required closeout
Special Agencies LADBS and referral agencies	Collect: Approved plans/permits, inspection records, required testing, energy/green closeout and utility releases. Verify: Confirm final inspection and certificate-of-occupancy sequence before residential use.	
Evidence Needed S15	Documents/Project brief.docx — paragraph 5	
S08 Rental registration and housing program review		Required scope determination before renting
Special Agencies Los Angeles Housing Department	Collect: Primary-house age/rental status, ADU occupancy certificate, ownership and rental history. Verify: Confirm SCEP, JCO/RSO registration and applicable exemptions. A new detached ADU can affect the existing house's treatment; no operating exemption is assumed.	
Evidence Needed S23	Documents/Project brief.docx — paragraphs 4–5	

Dated source register

Observed October 13, 2026 unless another observation date is stated. Publication, effective date and observation date are different. Undated pages are labeled; cited source currency does not guarantee the law will remain unchanged through filing.

S01 CBSC — 2025 Title 24 code editions and updates

2025 edition; effective 2026-01-01; includes January 2026 errata and Part 7 emergency supplement | Observed 2026-10-13.

S02 City Clerk — Council File 25-1217 / Ordinance 188797

Adopted 2025-12-12; final ordinance listed 2025-12-24; effective 2025-12-31 | Observed 2026-10-13.

S03 LADBS — Ordinance 188797, 2026 L.A. Amendments to CA Codes

Ordinance effective 2025-12-31; Sec. 2 / printed p. 5 (CBC/CRC), residential scope / printed p. 87, Secs. 520–521 / printed p. 112 (CPC). Official indexed text reviewed; full 44 MB PDF retrieval incomplete. | Observed 2026-10-13.

S04 LAMC 91.5.100 and 91.5.101 — residential scope

2026 Rev. 9; amendment effective 2025-12-31 | Observed 2026-10-13.

S05 LAMC 93.0101 — electrical edition

Ordinance 188797; effective 2025-12-31 | Observed 2026-10-13.

S06 LAMC 95.101 — mechanical edition

Ordinance 188797; effective 2025-12-31 | Observed 2026-10-13.

S07 LAMC 94.101 — plumbing; online edition discrepancy

2026 Rev. 9, citing Ordinance 188797, but displayed paragraph retains 2022 edition | Observed 2026-10-13.

S08 LAMC 99.01.101 — Los Angeles Green Building Code

2026 Rev. 9; 2025 CALGreen adoption; Ordinance 188797 | Observed 2026-10-13.

S09 LAMC 99.04.106 — residential stormwater, cool roof and all-electric measures

All-electric Ordinance 187714 effective 2023-01-23; general application trigger 2023-04-01; current 2026 Rev. 9 | Observed 2026-10-13.

S10 City Clerk — proposed 2026 Fire Code, Council File 25-1370

Council action 2026-01-27, final action recorded 2026-01-28; request for ordinance preparation | Observed 2026-10-13.

S11 LAMC 57.101 and 57.101.1 — published fire adoption

2026 Rev. 9 still references 2022 CFC/2021 IFC; preceding adoption Ordinance 187994 effective 2023-10-04 | Observed 2026-10-13.

S12 LADBS — Building Permit Clearance Handbook

Revision June 11, 2026; see pp. 30–37, 58, 107–114 and relevant agency sections | Observed 2026-10-13.

S13 HCD — Accessory Dwelling Unit Handbook

March 2026; pp. 16–18, 20–23, 34–39; statutory updates through January 1, 2026 | Observed 2026-10-13.

S14 Los Angeles City Planning — Housing Policy / ADU sources

Undated live index; Ordinance 186481 and ZA Memo 143 listed; older memo must be reconciled to 2026 state law | Observed 2026-10-13.

S15 LADBS — Plan Review & Permitting

Undated live agency process page | Observed 2026-10-13.

Dated source register — continued

Observed October 13, 2026 unless another observation date is stated. Publication, effective date and observation date are different. Undated pages are labeled; cited source currency does not guarantee the law will remain unchanged through filing.

S16 California Energy Commission — 2025 Energy Code ADU FAQs

2025 Energy Code; effective 2026-01-01; FAQ publication date unstated | Observed 2026-10-13.

S17 U.S. Access Board — Using the ADA Standards, ADA Coverage of Housing

Undated guidance; 2010 ADA Standards generally mandatory for covered new construction from 2012-03-15 | Observed 2026-10-13.

S18 24 CFR 100.201 — covered multifamily dwellings

eCFR displayed currency 2026-10-08 | Observed 2026-10-13.

S19 24 CFR 100.205 — FHA design and construction

eCFR displayed currency 2026-10-08; first occupancy after 1991-03-13 | Observed 2026-10-13.

S20 24 CFR 100.10 — FHA exemptions

Current eCFR consulted 2026-10-13; exemption conditions and advertising exception | Observed 2026-10-13.

S21 24 CFR 100.203 — reasonable modifications

Current eCFR consulted 2026-10-13 | Observed 2026-10-13.

S22 24 CFR 8.3 — federal assistance and recipient definitions

Current eCFR consulted 2026-10-13; source notes June 2, 1988 and February 27, 1989 | Observed 2026-10-13.

S23 LAHD — Accessory Dwelling Unit

Published/last modified September 4, 2025; rental housing and registration guidance | Observed 2026-10-13.

S24 LAMC 91.101 — administration and WUI; online edition discrepancy

2026 Rev. 9; ordinance effective 2025-12-31; displayed general adoption paragraph retains 2022 | Observed 2026-10-13.

S25 U.S. Access Board — Architectural Barriers Act

Undated agency guidance; registry observed 2026-10-10 | Observed 2026-10-10.

S26 City Planning — Missing Middle LA hearing

October 1, 2026 hearing on proposed ordinances; proposal is not adoption evidence | Observed 2026-10-13.

S27 CBSC — Information Bulletin 25-01

2025 bulletin; application-received transition at 2026-01-01; registry observed 2026-10-10 | Observed 2026-10-10.

S28 CBSC — 2025 Guide to Title 24, sixth edition

2025 guide, p. 4; model-code lineage | Observed 2026-10-13.

S29 LAMC 91.2.100–101 — existing-building scope

Ordinance 188797 effective 2025-12-31 | Observed 2026-10-13.

S30 24 CFR 100.204 — reasonable accommodations

April 1, 2024 CFR edition; section 100.204; current eCFR direct retrieval unavailable | Observed 2026-10-13.

Source handling: original project files are unchanged. source.json preserves the permit tool input; jurisdiction-result.json preserves its baseline lookup. review-basis.json records the expanded editorial review. This document reorganizes the matrix for project use; none of the records is an issued City approval.