



**Los Angeles County Department of Public Works
Building and Safety Division**

**Eaton & Palisades Fire Rebuild
Minimum Residential Submittal Requirements**

Building and Safety Division (BSD) is committed to streamlining the permitting process for those affected by the Eaton and Palisades Fires. The following items are the requirements of this expedited fire rebuild permit process for NEW CONSTRUCTION. For repair, addition and/or alteration construction(s), consult with your [local One-Stop Permit Center](https://recovery.lacounty.gov) at <https://recovery.lacounty.gov>.

Submittal Requirements

1. Permit application shall clearly indicate the scope of work.
2. Architectural Plans:
 - a. Site Plan – including location and dimensions of property lines and/or other structures within the lot, adjacent streets, setbacks and easements, north arrow, scale, contours/drainage pattern, and general notes such as applicable codes, occupancy classification, type of construction, areas, and detailed scope of work.
 - b. Floor Plans(s) – including floor plan identifying all rooms, door and window schedules, location of carbon monoxide and smoke detectors, location of heating appliances, and water heater.
 - c. Roof Plan – including cool roofing material and slopes, hips, valleys, ridges, eave overhang dimensions, and attic vents.
 - d. Exterior Elevations – including exterior wall covering material, ceiling and overall building heights, doors and windows, roofing material and slopes, attic vents, finish grade lines, veneers, and setback distances from the property lines.
 - e. Cross Sections – including sectional views with full height in both transverse and longitudinal directions indicating foundation, framing, and roof construction with insulation specification.
3. Structural Plans:
 - a. Roof and Floor Framing Plans – including size, spacing, and span of all floor and ceiling joists, roof rafters, and/or roof trusses, size and span of ridge, hip, valley beams, girders, and headers. All lateral force resisting elements, including shear wall locations and schedule, roof and floor diaphragms, and construction material specifications.
 - b. Foundation Plan – including locations footing, pier, and grade beams, and anchor bolt and hold-down schedules. For reusing of existing foundation, refer to detail information on [Fire Rebuild Frequently Asked Questions](https://recovery.lacounty.gov) at <https://recovery.lacounty.gov>.
 - c. Details – including complete framing and foundation details for all structural element such as wall construction, transfer connections, post and girder connections, and footing, grade beam, and hold down.

4. Other Documents:

- a. Engineering calculations – nonconventional construction per Residential Code shall include structural design addressing both vertical and lateral analysis prepared by a California licensed professional (architect, civil or structural engineer).
- b. Green Building Code – including residential mandatory measures. For Eaton Fire rebuild projects under “like-for-like,” the following provisions are suspended:
 - i. Installation of future electric vehicle chargers,
 - ii. Cool roof requirement,
 - iii. Graywater irrigation system, and
 - iv. Low impact development requirements for buildings built prior to 2009.
- c. Energy Code – including CF-1R, MF-1R, and solar photovoltaic plans.
- d. Grading Plans when grading permit is required per Appendix J103.
- e. Plans for accessory structures, including pools and spas, decks, and retaining walls.

5. Frequently Asked Questions:

- a. **Open/Unexpired Permits & Projects-in-Construction** - For open/unexpired permits of structures, or projects-in-construction approved under LA County CBC 2020 code, the permit will be reissued if the exact same approved plans are reused for the construction of a completely new structure (“new construction” only). All other open/unexpired permits, or projects-in-construction, would not qualify. If the project structure is only partially burned, then additional repair permits may be triggered.
- b. **Open/Unexpired “Remodel” & “Addition” Permits** - For remodels and additions with existing portions that were damaged, reconstruction of these existing sections can be submitted as a “revision” under the existing permit(s) if revised plans following the previously approved plans are resubmitted. However, previously approved Regional Planning plans shall be amended by the Department of Regional Planning. Additional permit fees may apply. For additions that were in construction, and the main home was undamaged, refer to section “Open/Unexpired Permits & Projects-in-Construction.” If the addition and the existing structure were destroyed, then submit a fire rebuild application and include a reference to the previously approved addition permit number.
- c. **Recently Constructed Structures (from 2020 to Present)** - For structures that received Certificate of Compliance from 2020 to present and at locations affected by Eaton & Palisades fire, the permit will be re-issued and extended if the exact same approved plans are reused and approved under LACBC 2020. Any altered portions or additions to the previously approved Building and Safety plans shall require a new permit.
- d. **Building Permit Applications-In-Review for Secondary Dwellings** - Some properties have secondary dwellings, such as detached ADUs with building permit applications “in review” with BSD prior to the disaster. A new application is not required for these secondary dwelling building permit applications-in-review. Updated plans with the corrections may be submitted, especially if these structures are intended to be used as primary dwellings while the main dwelling is in the planning stage.

Additional Resources

Helpful information is available at <https://dpw.lacounty.gov/building-and-safety>.

1. [One-Two Family Dwelling Fire Rebuild Plan Review](#)
2. [Standard Construction Notes](#)
3. [Structural Observation Program](#)
4. [Checklist for Reuse of Existing Foundation Systems in a Fire Damaged Structure](#)
5. [Slope Setback Requirements](#)
6. [Very High Fire Hazard Severity Zone Patio and Deck Details](#)
7. [Very High Fire Hazard Severity Zone Eave Details](#)
8. [Smoke and Carbon Alarms Handout](#)
9. [Swimming Pools, Spas, and Hot Tubs, Enclosures, and Safety Devices](#)
10. [Fire Flow Availability for Building Permits \(Form 195/6\)](#)
11. [California Department of Housing Urban Development \(HUD\) Approved Plans](#)

Other helpful websites

1. LA County Recovers – <https://recovery.lacounty.gov>
2. LA County Fire Rebuild FAQs – file.lacounty.gov/SDSInter/lac/1178355_FireRebuildFAQ.pdf
3. LA County Public Works Road to Rebuilding – <https://dpw.lacounty.gov/rebuild>
4. LA County Planning Disaster Recovery – <https://planning.lacounty.gov/disaster-recovery>
5. LA County 2025 Fire Rebuild Reports – <https://experience.arcgis.com/experience/98887a7bfd974d18b3487f080ac169a9>

Eaton Fire - Streamlined Agency Referral Process for Residential Fire Rebuild

PLEASE NOTE: ADDITIONAL AGENCY CLEARANCES MAY BE REQUIRED BY YOUR BUILDING PLAN CHECK ENGINEER.

	Agency Approval	"Like-for-Like" ¹ No addition	"Like-for-Like" ¹ With addition	New Residential Construction (Fire Rebuild)	Factory Built/ Manufactured Home (Fire Rebuild)
FIRE	Fire sprinklers	YES	YES	YES	YES
	Fuel modification review required for parcels located in Fire Hazard Severity Zone (FHSZ)	YES	YES	YES	YES
PUBLIC WORKS	Environmental Programs - Construction & demolition debris permit	YES	YES	YES	YES
	Geotechnical & Materials Engineering - Soils report required for construction in hillside (3H:1V) & landslide, and special foundation system; fault zone	YES, if applicable only	YES, if applicable only	YES, if applicable only	YES, if applicable only
	Grading & Drainage Section - Grading review for drainage not towards street; hillside (3H:1V); non-exempted grading work ²	YES	YES	YES	YES
	Grading & Drainage Section - Low Impact Development	NO, unless new area > 50% of existing impervious area ³	NO, unless new area > 50% of existing impervious area ³	YES	YES
	Land Development - New landscape > 500 sq. ft.	NO	NO	NO	NO
	Land Development - Encroachment in public right-of way	YES	YES	YES	YES
	Regional Planning - County recovery (rebuild) application	YES	YES	YES	YES
	Water Purveyor - Will serve letter; Form 195	YES	YES	YES	YES
	Public Health - Private sewage disposal systems only	YES	YES	YES	YES
	Sanitation District - Sewer connection fee ⁴	NO	YES, IF MORE BEDROOMS ARE ADDED	YES	YES
	County Public Library - Mitigation fee	NO	NO	NO	NO
	School District - Developer fee	NO	YES, if addition is > 500 sq. ft.	YES, if addition is > 500 sq. ft.	YES, if addition is > 500 sq. Ft.

See Footnotes Next Page

- 1) "Like-for-Like," and with 10% increase in size, consult with [Regional Planning](#) for additional details.
- 2) Over-excavation and re-compaction are exempted from a separate grading permit when performed with benefit of a valid building permit for the support of associated foundation elements and when the post-phase II cleanup line and grade of the site are maintained. It should be noted that any additional earthwork required to restore the site from its post-phase II debris removal line and pre-fire condition grade is subject to a grading permit (App. [J103](#) of Building Code). Any earthwork associated with required Fire Department access improvements is also subject to a grading permit. A compaction report (90%) is required.
- 3) Low Impact Development (LID) exemption is only applicable to fire rebuild structures built prior to 2009.
- 4) Connections fees are required where no previous connection exists.

ADDITIONAL NOTES:

- Fire sprinklers and solar panels are required.
- Greywater requirements are suspended.
- EV-ready and EV-charging station requirements are suspended for "Like-for-Like" construction.

Palisades Fire - Streamlined Agency Referral Process for Residential Fire Rebuild

PLEASE NOTE: ADDITIONAL AGENCY CLEARANCES MAY BE REQUIRED BY YOUR BUILDING PLAN CHECK ENGINEER.

	Agency Approval	"Like-for-Like" No addition	"Like-for-Like" With addition	New Residential Construction (Fire Rebuild)	Factory Built/ Manufactured Home (Fire Rebuild)
FIRE	Fire sprinklers	YES	YES	YES	YES
	Fuel modification review required for parcels located in Fire Hazard Severity Zone (FHSZ)	YES	YES	YES	YES
PUBLIC WORKS	Environmental Programs - Construction & demolition debris plan	YES	YES	YES	YES
	Geotechnical & Materials Engineering - Soils report required for construction in hillside (3H:1V) & landslide, and special foundation system; fault zone	YES, if applicable only	YES, if applicable only	YES, if applicable only	YES, if applicable only
	Grading & Drainage Section - Grading review for drainage not towards street; hillside (3H:1V); non-exempted grading work ²	YES	YES	YES	YES
	Grading & Drainage Section - Low Impact Development	YES	YES	YES	YES
	Land Development - New landscape > 500 sq. ft.	NO	NO	NO	NO
	Land Development - Encroachment in public right-of-way	YES	YES	YES	YES
	Regional Planning - County recovery (rebuild) application	YES	YES	YES	YES
	Water Purveyor - Will serve letter; Form 195	YES	YES	YES	YES
	Public Health - Private sewage disposal systems only	YES	YES	YES	YES
	Sanitation District - Sewer connection fee ⁴	NO	YES, IF MORE BEDROOMS ARE ADDED	YES	YES
	County Public Library - Mitigation fee	NO	NO	NO	NO
	School District - Developer fee	NO	YES, if addition is > 500 sq. ft.	YES, if addition is > 500 sq. ft.	YES, if addition is > 500 sq. ft.

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- Fire sprinklers and solar panels are required.
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