



STANDARD PLAN PRE-APPROVAL CHECKLIST

INFORMATION:

The pre-approved standard plan process allows designs for new single-family residences and Accessory Dwelling Units (ADUs) to be pre-approved by LA County Planning and Building & Safety Division (BSD), reducing review and approval times for fire disaster rebuilds. Standard plans are reviewed and pre-approved by LA County Planning for compliance with zoning regulations and the BSD for compliance with the current Building, Residential, and Green Codes. When an applicant selects a pre-approved standard plan, staff will review for site specific factors through a separate application. **Approved designs may only be used for fire disaster rebuilds.**

To submit a design for pre-approval, an online **DRP – Base Application – Permits and Reviews** must be completed via EPIC-LA (epicla.lacounty.gov). Please refer to “File an Application” if you require further assistance (planning.lacounty.gov/how-do-i/file-an-application/).

Designers may consult with LA County Planning staff prior to applying at **213-974-6411** or recovery@planning.lacounty.gov.

SUBMITTAL INSTRUCTIONS

1. A separate submittal is required for each design. One design can have multiple floor plans and façade options if the same footprint is maintained.
2. When prompted to enter an **address**, use 320 W Temple Street, Los Angeles, CA 90012.
3. For **Project Description**, indicate that you are submitting a “Fire Rebuild Master Plan.”
4. For site specific questions, enter N/A or 0.
5. Required attachments: Attach three (3) required items below in any order.
6. No fee is required by LA County Planning for the review of the initial design.
7. After LA County Planning approval of the standard plan, submittal to BSD for review is required to complete the pre-approval process. Planning will provide you with a referral.
8. [Plan check fees](#) are required for BSD review.

REQUIRED ITEMS FOR LA COUNTY PLANNING REVIEW

1. Architectural Plans

Plans must be drawn to either architect’s or engineer’s scale and combined into one PDF. Depict the following:

- **Floor Plans:** Label all Rooms, Dimensions, Uses, and proposed square footage by room (measured outside wall to outside wall). For SFR plans, covered parking must be included as part of the plans.
- **Elevations:** Label the maximum structure height, ceiling heights, materials, finishes, basements/cellars. If multiple floor plans are included, please label each option clearly.

<https://recovery.lacounty.gov/>



2. Factsheet

Provide a PDF with information on the proposed design. This document will be made available to the public on the LA County Planning website. Include the following:

- Contact information
- SFR/ADU description
- Renderings or photos (optional)
- Floor plan example (optional)

3. Completed [Standard Plan Pre-Approval Supplemental Form](#).

REQUIRED ITEMS FOR BUILDING AND SAFETY REVIEW

1. Architectural Plans

- Plot Plan – General notes such as applicable codes, occupancy classification, type of construction, areas, detailed scope of work, and/or other material specification, sheet index, and design criteria.
- Floor Plans(s) – Floor plan shall specify new window/door schedule, each room usage, smoke detectors and carbon monoxides, location of mechanical/electrical/plumbing heating and/or cooling equipment and receptacles and other material finishes.
- Roof Plan - proposed roof plan showing roofing materials and slopes, hips/valleys/ridges, eave overhang dimensions, attic vents, or attic spaces. Specify new materials.
- Exterior Elevations –proposed elevations with the wall covering material, plate and building heights, window/doors, roofing material and slopes, attic vents, finish grade lines, veneers, and set back distances from the property line boundaries.
- Cross Sections - full height and width cuts of the building in both transverse and longitudinal indicating framing, foundation, roof barrier, and new insulation.

2. Structural Plans

- Roof and/or Floor Framing Plans – size, spacing, and span of all floor and ceiling joists, roof rafters, roof trusses, valleys, hips, beams, girders, and headers. All lateral force resisting elements, including shear wall locations and schedule, diaphragms, and other construction specifications, shall be indicated on the framing plans.
- Foundation Plan - locations of all new footings, anchor bolt and hold-down schedules, complete foundation details.
- Details - Complete framing and foundation details for all structural elements.

3. Title 24 Energy Calculations

Can be a deferred submittal. CF-1R Compliance signed by the responsible person in charge of the calculations. Title 24 Energy requirements should not trigger framing element revisions to the pre-approved standard plans.

4. Engineering Calculations

Structural analysis shall be provided to substantiate the structural plans if deviating from the conventional construction provisions of the Residential Code. Structural engineering calculations shall address both vertical and lateral forces and shall be wet stamped and signed by CA state licensed engineer or architect. A disclaimer footnote shall be added that the structural calculation may be modified depending on the actual location of the project site. As a minimum, use the gravity and lateral design Criteria below as a starting baseline for the “standard” plan.

Design Criteria Limitations - Shall be Noted on the Plans:

- Roof Live Load: 20 PSF
- Roof Dead Load: 12 PSF / IF TILE ROOF DL: 16 PSF
- Ultimate Wind Speed: 110 MPH
- Exposure Category: C
- Site Class: D
- Risk Category: II
- Sds: 1.5
- Seismic Design Category: D2
- Allowable Soil Vertical Bearing Pressure: 1500 PSF
- Allowable Soil Lateral Bearing Pressure: 100 PSF/FT

The pre-approved standard plans are based on the structural design criteria limitations above including geologic, climatic & topographic conditions. This approval plan does not apply if the proposed project meets one of the following conditions below, unless that specific condition is mitigated:

1. Hillside Properties (3:1 Slope or Steeper)
2. Very High Fire Hazard Severity Zone (VHFHSZ)
3. Geologic Hazard Zones (View LA)
4. Methane Gas Hazard Zone
5. Flood Hazard Zone
6. Restricted Use Areas (including Easements)
7. Septic System Areas

Pre-approved standard plans shall be valid for a period of one year from the date of approval. This period may be extended by the Building Official when there is evidence that the plans may be used again, and the plans show compliance with the current Building Codes and all other applicable laws and ordinances.

Standard Note Attachment:

If you choose to include the Very High Fire Hazard Severity Zone (VHFHSZ) requirements in your standard plan, then circle or highlight the requirements applicable on the sheet.

Standard Construction Notes: [Very High Fire Hazard Severity Zone](#)