



PRE-APPROVED STANDARD PLAN DISASTER REBUILD CHECKLIST

INFORMATION:

Homeowners applying to rebuild after the Eaton or Palisades fire disasters can use a standard plan from the pre-approved catalog. The use of standard plans reduces plan check review times, resulting in faster permit issuance. Under the program, plans are designed by design professionals to accommodate various site conditions. Applicants may select a pre-approved standard plan, then work directly with the designer to purchase, finalize, and submit plans for County review and permitting. Applicants must contract with the designer prior to submitting.

An online **County Recovery – Rebuild (CREC)** application 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/). Applications can also be submitted in person. More information can be found on the Applications and Forms webpage (<https://planning.lacounty.gov/applications-and-forms/>)

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

SUBMITTAL INSTRUCTIONS

1. Contract with the design professional for your selected pre-approved standard plan.
2. Develop a site plan siting the pre-approved design on your property and complete the required items listed below.
3. Submit a **County Recovery – Rebuild (CREC)** application online or in person.
4. In the **project description**, include the name and assigned number of the pre-approved standard plan, e.g. “Standard Plan Fire Disaster Rebuild Pre-Approved Design (Name and Number).”
5. A Residential Site Plan Review Fee (\$1,452) will be invoiced.
6. LA County Planning will attach the pre-approved floor plan and elevations for your selected design to your site plan.
7. After LA County Planning clearance, Building and Safety Division (BSD) review is required. Additional [fees](#) are required for BSD review.

REQUIRED ITEMS FOR PLANNING REVIEW

1. **Site Plan.** Plans must be drawn to either architect’s or engineer’s scale and combined into one PDF. Depict the following. **The first six items must be depicted on the first page:**
 - Address
 - Parcel Number(s)

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

- Revision Date
- Scope of Work
- Sheet Index
- Vicinity Map
- Bike Parking
- Closest Public Fire Hydrant
- Dimensions
- Driveways
- Fences / Walls / Gates
- Landscaped areas/required trees
- Mechanical Equipment
- North Arrow
- Oak Trees
- On-Site Access Roads
- Septic and Well Locations
- Setbacks
- Streets to Centerline
- Proposed and Existing Structures (label existing structure “to remain” or “to be demolished”)
- Vehicle Parking and Backup Space

2. Proof of Ownership. If the project site is owned by an LLC, corporation, partnership, or trust, please submit a document that lists the names and addresses of the principal owners (25% or greater). Attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable, to that document.

3. [Acknowledgement Form](#)

REQUIRED ITEMS FOR BUILDING AND SAFETY DIVISION REVIEW

A complete pre-approved standard plan application package shall include the following:

1. Architectural Plans

- a) 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.
- b) Floor Plan(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.
- c) Roof Plan - Proposed roof plan showing roofing materials and slopes, hips/valleys/ridges, eave overhang dimensions, attic vents, or attic spaces. Specify new materials.
- d) 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.

- e) Cross Sections - Full height and width sections of the building in both transverse and longitudinal indicating framing, foundation, roof barrier, and new insulation.

2. Structural Plans

- a) 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.
- b) Foundation Plan - Locations of all new footings, anchor bolt and hold-down schedules, and complete foundation details.
- c) 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: E
- 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 plan approval 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 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](#)