

Rebuilding Together:

Rebuilding Together Using
AI-Assisted Plan Check

January 31, 2026



Agenda & Introductions

Speakers

- **Amy Bodek, AICP**
Director, LA County Regional Planning
- **Glenn Kam**, Principal Planner, LA County
Department of Regional Planning
- **Charlie Kattan, P.E.**, Associate Civil
Engineer Department of Public Works
- **Andrew Pennington**, Director of Strategic
Initiatives, Office of Mayor Karen Bass
- **Dr. Benjamin Coorey**
Founder and CEO, Archistar

Agenda

- Welcome & Housekeeping
- Introduction to Archistar
- How Archistar is Used to Support
Rebuilding:
 - County and City perspectives
 - Human involvement
- Q&A

Archistar Overview

Dr. Ben Coorey
Founder & CEO, Archistar



Agenda

1. About Archistar
2. AI for Permitting
3. How to Sign Up
4. AI Results
5. Sharing your AI PreCheck
6. Deep Dive
 - a. Like for Like
 - b. Non Like for Like
 - c. Building Code
7. Feedback and Iterations





About Archistar





Vision

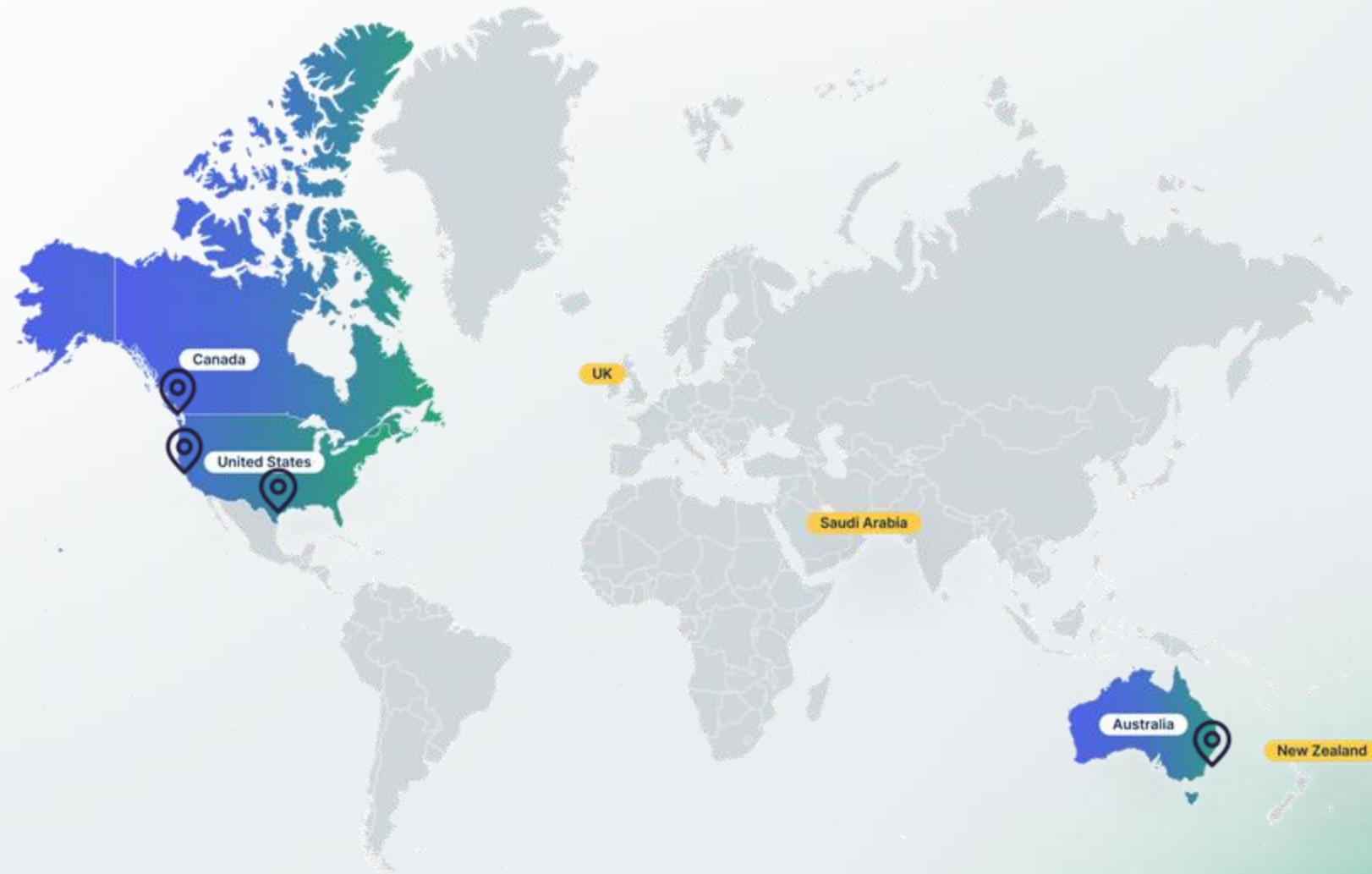
Create a world where every building can be designed and approved with speed, transparency, and confidence.

Mission





Empower cities and building professionals with trusted AI tools that enhance design, streamline approvals, and support better decisions for thriving communities.



Local roots, global impact.



Our offices:

-  Sydney HQ
-  Los Angeles
-  Austin
-  Vancouver

In the news



Los Angeles Times

HOUSING & HOMELESSNESS

AI is coming soon to speed up sluggish permitting for fire rebuilds, officials say

AUSTIN

City of Austin rolling out new AI system, speeding up zoning review process for developers

by: Jala Washington

Posted: Sep 24, 2025 / 03:00 PM CDT

Updated: Sep 24, 2025 / 09:22 PM CDT

SHARE



AUSTIN (KXAN) — The City of Austin is launching a new AI tool next week in hopes of expediting the zoning review process for residential developers.

The city's Development Services Department is partnering with [Archistar](#) for the AI pre-check beta test.

Forbes

California Taps AI To Fast-Track Wildfire Recovery Permits

By Ron Schmelzer, Contributor. © Ron Schmelzer is an expert covering AI and...

Published May 05, 2025, 08:28am EDT | Updated May 05, 2025, 03:47pm EDT

Share, Save, Comment, Add to Google



More than 16,000 homes were burned during the January wildfires in Los Angeles.

In a move to expedite recovery from devastating wildfires, California Gov. Gavin Newsom announced that the city and county will be using a new AI tool to streamline the building permit approval process. The initiative aims to accelerate reconstruction efforts in Los Angeles County, where over 16,000 structures were destroyed by January's Eaton, Palisades and other wildfires.

AI-Powered Solution to Process Bottlenecks

Developed by Australian tech firm Archistar, the AI software employs machine learning and computer vision to automatically assess building plans for compliance with local zoning and safety codes. This technology enables homeowners and developers to pre-validate their

ARCHISTAR ECHECK Assessment

- 1. 3D Floorplan Review (Status: Done)
- 2. 3D Structure Review (Status: Done)
- 3. 3D Building Height (Status: Done)
- 4. 3D Zoning (Status: Pending)

Download Report

FIRMLY BELIEVE THIS PROBLEM

FOX BUSINESS | **RICK CARUSO** | CARUSO FOUNDER & EXECUTIVE CHAIRMAN

STEADFAST LA, NEWSOM PARTNER ON A.I. TOOL "ECHECK" TO STREAMLINE BUILDING PERMIT APPROVALS

NAS 19,111.88 ▼ 103.58 -0.54% | **RUSS 2K** 2,102.82 ▼ 1.61 -0.08% | **DOW** 42,614.59 ▼ 177.48 -0.41%

LAST TRADES | **NVIDIA CORP (NVDA)** 134.08 ▼ 1.49 | **CARNIVAL CORP**



Archistar's eCheck helps rebuilding after LA wildfires.





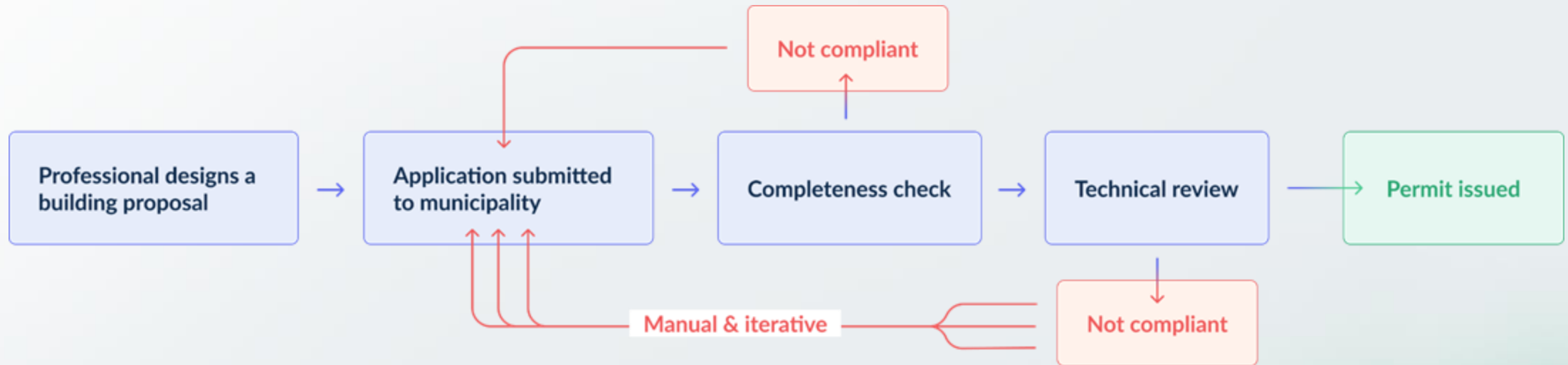
AI for Permitting





Traditional permit process

Delays are caused by manual & iterative reviews.
Building approval often takes > 12 months!



Applicants must wait for government planners to review designs against zoning, planning, and building code manually.



Non compliance with building code results in a need for a revised design from architect/applicant.



This revised design needs to be submitted for review again.

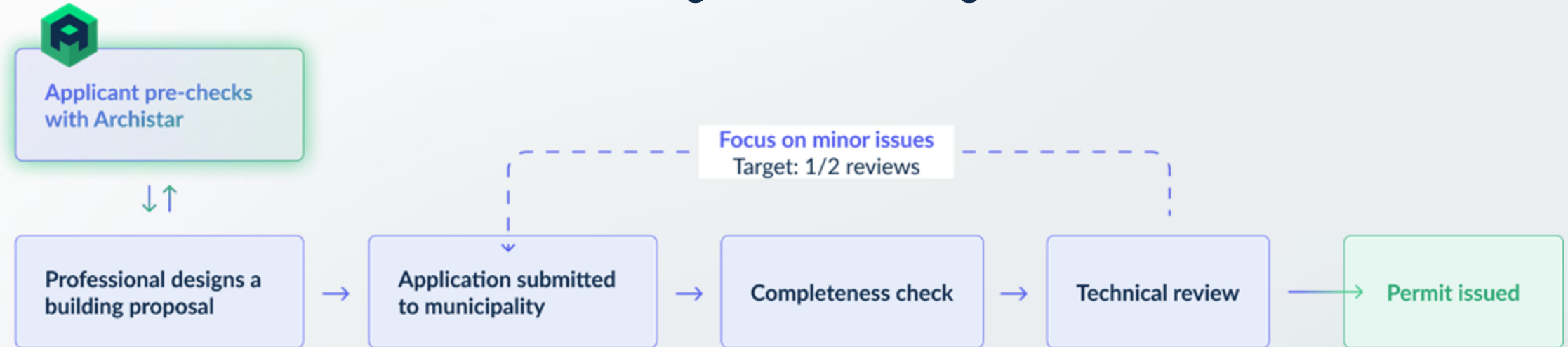


This can result in rework & 3+ reviews.



Integrated AI Permit Process!

Archistar AI PreCheck automates design vs. planning and building code check using AI



Archistar eCheck portal scans uploaded PDF building designs against city zoning and building codes.



Archistar as a precheck vastly improves quality of first submission with instant feedback.



Reduces number of technical reviews from 3+ to 1, with some cities allowing 0 (i.e. full automated approval by eCheck).



This reduces permit time from 12 months to instant (full approval) or <1-2 months (1 check).



How to Sign up



Sign up for a free account



Visit <https://start.archistar.ai/us/lacounty>



Visit <https://start.archistar.ai/us/lacity>



LA County eCheck - AI Platform for Reviewing Rebuild Projects

Fast-tracked online permit preparation

- ✓ Tailored for rebuilding your single-family house in the unincorporated Altadena and Sunset Mesa communities.
- ✓ Get started by creating a free Archistar account

Email Address

SIGN UP OR LOG IN →

OR
CONTINUE WITH GOOGLE (COMING SOON...)

By registering, you agree to the [Archistar](#) terms and conditions.

Powered by
 Archistar



Smarter Submissions. Faster Approvals

Making it easier for your community to build, faster.

Archistar AI eCheck

Getting Started

Welcome to eCheck, the platform that allows you to pre-assess your design with AI before you submit for your permit application.

Search

To get started, simply search for the property address you would like to review.

Type a residential address or lot ID...

Recent Properties

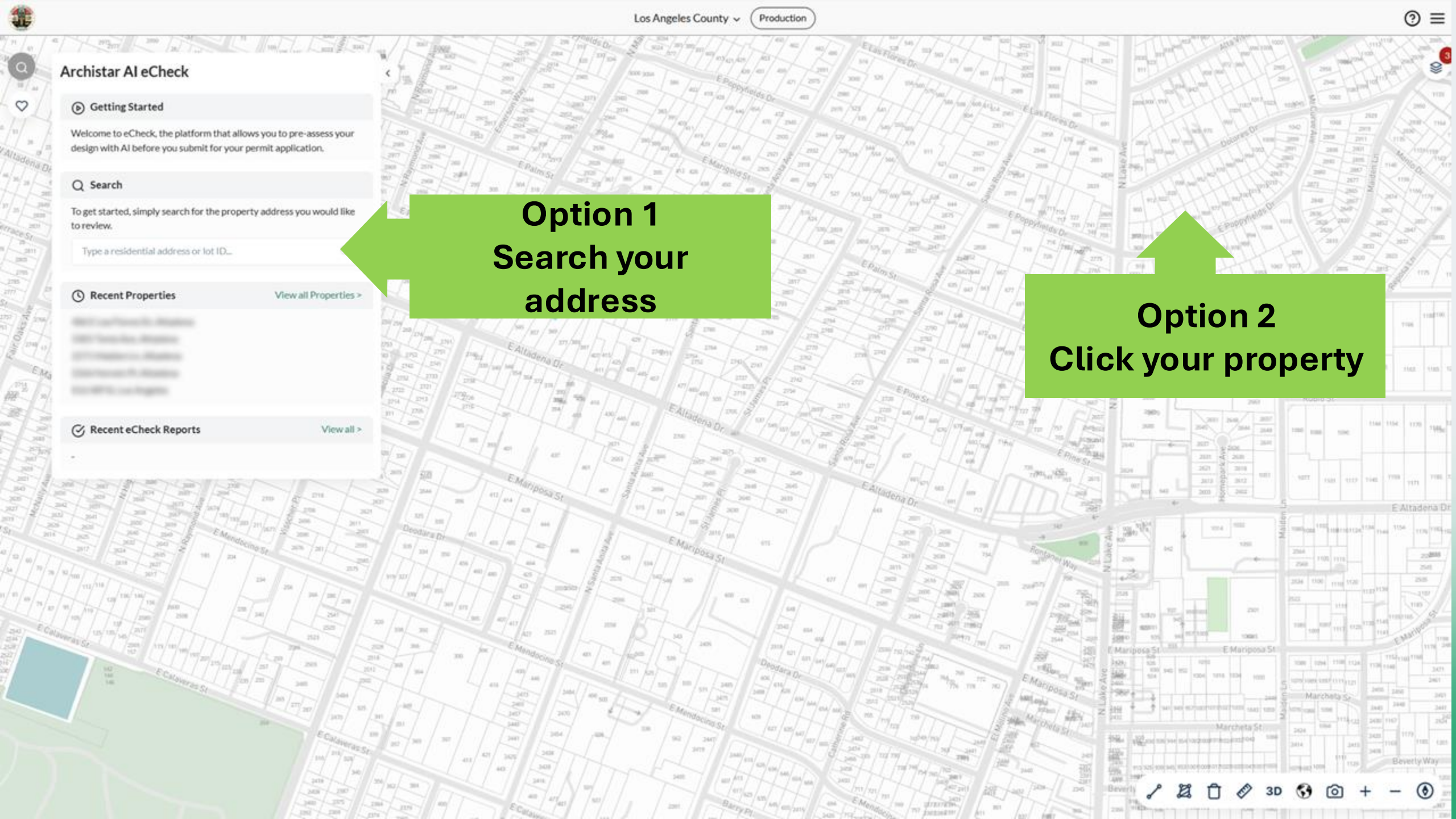
[View all Properties >](#)

Recent eCheck Reports

[View all >](#)

**Option 1
Search your
address**

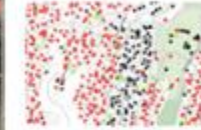
**Option 2
Click your property**



Visual Layers

> Layers

Visualise rich data and context by toggling on or off data layers at any time. Swap between the regular map or Nearmap imagery here.



Fire Damage Inspection Overlay

Visualise ratings from the fire Damage Inspection (DINS) overlay



Hide legend

-  Destroyed (>50%)
-  Major (26-50%)
-  Minor (10-25%)
-  Affected (1-9%)
-  Inaccessible
-  No Damage



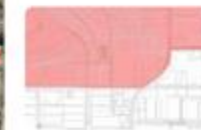
LA County hillside areas

Visualise LA County hillside area classifications



LA County Flood

Visualise LA County flood areas



LA County Fire

Visualise LA County fire areas



LA County Earthquake Zones

Visualise LA County earthquake zones





Select your Property

Property Information Panel

R-1-7500 - Single-Family Residence

Lot Size	Street Frontage
7,024sq.ft	52ft

eCheck Reports

Check drawings for compliance

Upload drawings and check how they comply with select regulations. Fix issues before applying for a building permit to get your permit issued faster.

Planning Rules

Municipality

Lot Id

Risk and Overlays

Elev 12ft Slope across your land

Click eCheck Reports



Reports / Create Compliance Report

Create a new compliance report

Submit a PDF file of your design submission for a pre-check assessment to see where you are compliant or non-compliant before you submit to your local authority

Select from the available reports:

California

Building Code Essentials: Single Family Dwellings - CA Beta >

This eCheck report offers an early review of critical building code checks for single-family homes. The report identifies areas of likely compliance or concern based on submitted architectural plans, serving as a helpful guide before formal permitting.

LA County

Standalone Accessory Dwelling Units Beta >

This eCheck report reviews your single-family rebuild project to determine whether it meets California requirements for Accessory Dwelling Units.

Non Like for Like Rebuild (R Zones) - LA County >

This eCheck report is for single-family rebuild projects that do not meet LA County's Like-for-Like criteria because they differ from the original home. The system evaluates your rebuild project plans for compliance with LA County's zoning rules, providing feedback before you submit your County Disaster Recovery Permit - Rebuild Project application.

Like for Like Rebuild - LA County >

This eCheck report reviews your single-family rebuild project to determine whether it meets LA County's Like-for-Like criteria. If it meets the criteria, you can include this report in your County Disaster Recovery Permit - Rebuild Project application for a faster review process.

Select the Applicable
Report

Pick your Report

Create Submission

Zone

The zone in which the lot is located.

R-1-7500

Lot Type

The type of lot

Interior Lot

Lot Located in Altadena

Is this property in the Altadena Community Standards District?

Altadena CSD - West San Gabriel Valley PASD

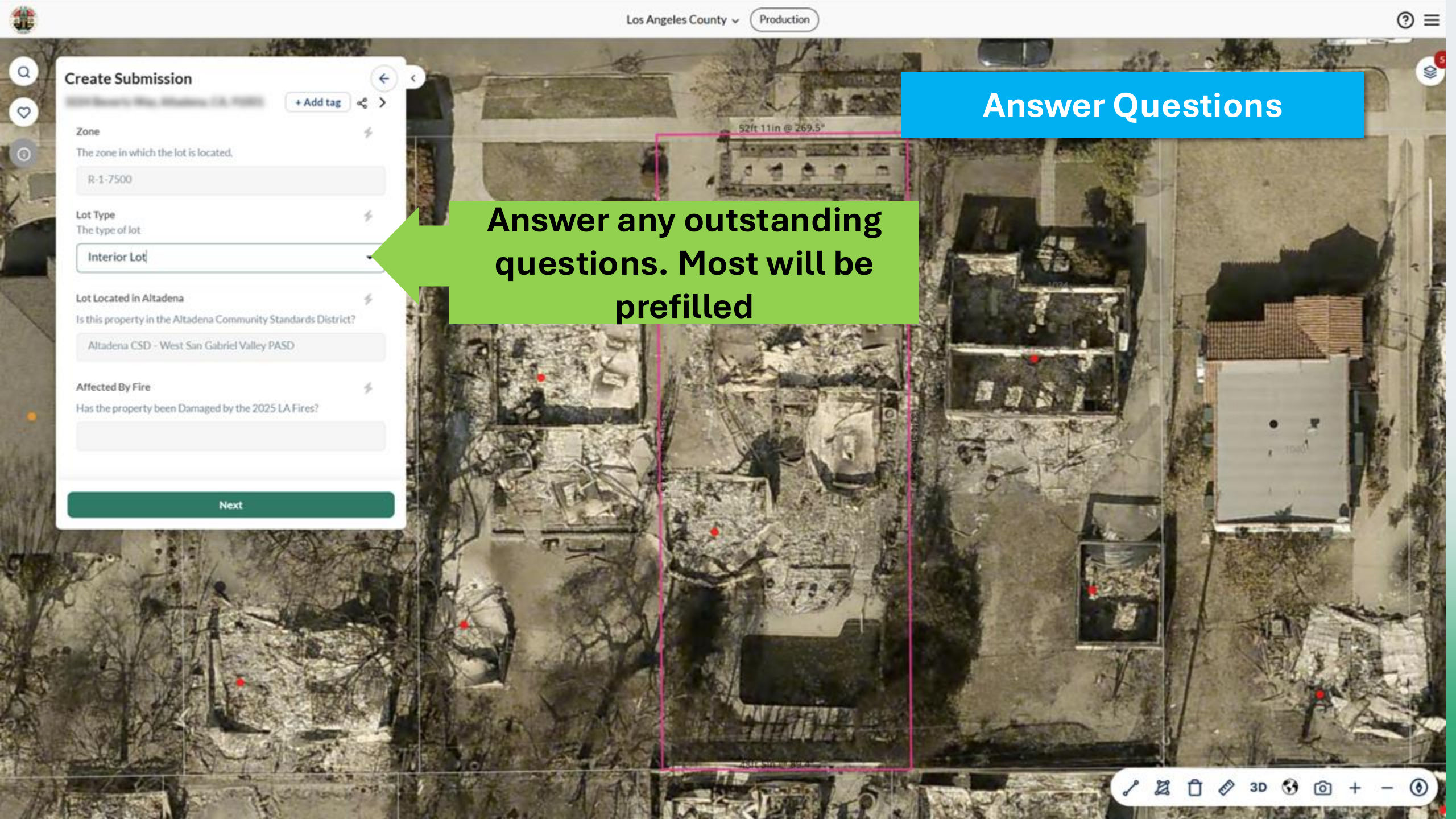
Affected By Fire

Has the property been Damaged by the 2025 LA Fires?

Next

Answer Questions

Answer any outstanding questions. Most will be prefilled



Upload Design

+ Add tag

Upload your Design.



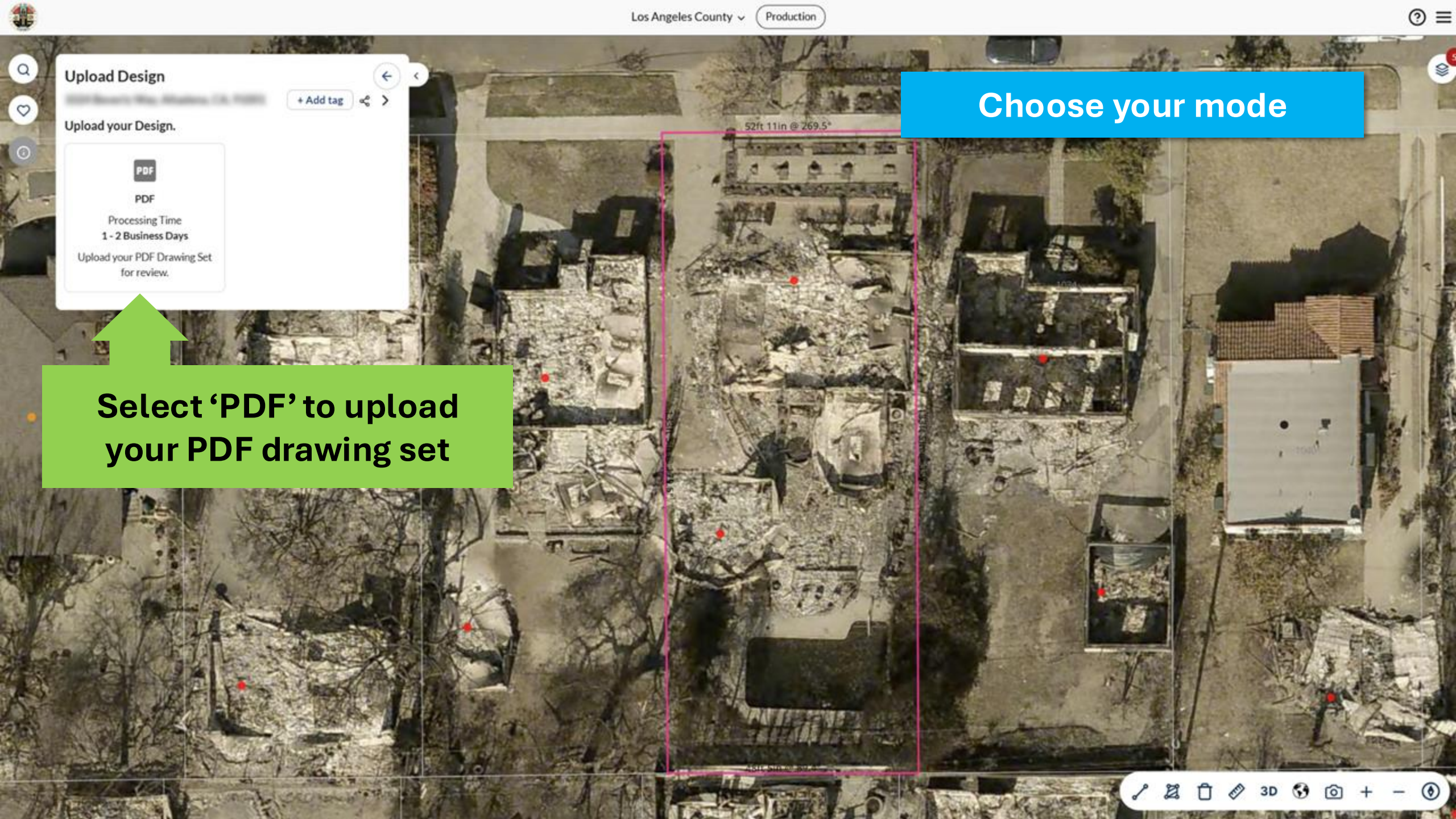
PDF

Processing Time
1 - 2 Business Days

Upload your PDF Drawing Set
for review.

Choose your mode

Select 'PDF' to upload
your PDF drawing set





Upload Design

+ Add tag

Upload your Drawing Set

Upload your PDF Drawing Set for review.

Your design file will be used for analytical purposes only and will not be disclosed to any third party other than Los Angeles County who use it only for reviewing your permit application. You retain all ownership of your design file.



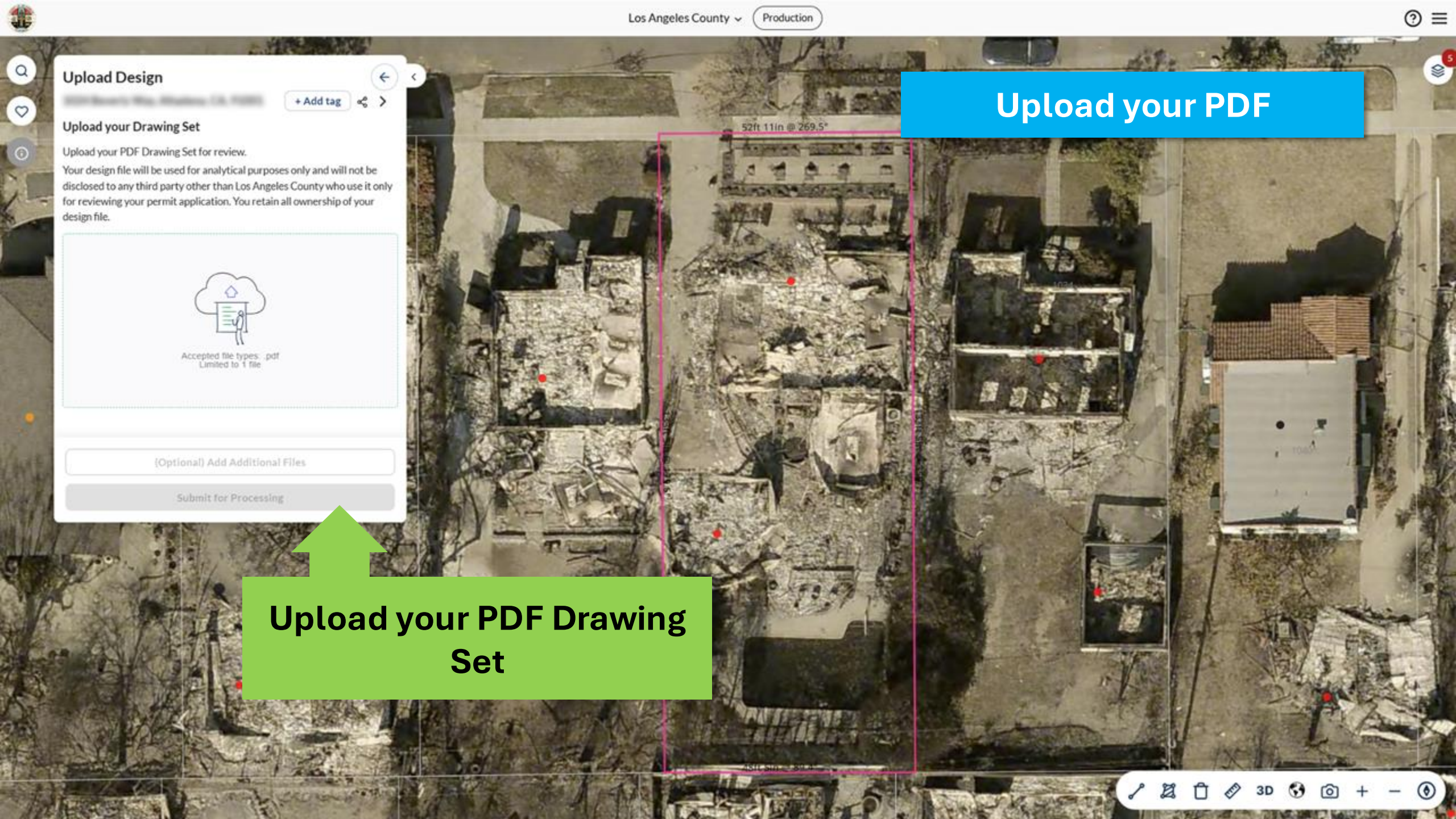
Accepted file types: .pdf
Limited to 1 file

[Optional] Add Additional Files

Submit for Processing

Upload your PDF

Upload your PDF Drawing Set





Your Compliance Reports

+ Add tag

LAC_ADU-F16A6AFF95

2024 California Code Government Code - Planning and Land Use Division 1 - Chapter 13 - Accessory Dwelling Units

Testing

SchedC (1).pdf

Received

Processing

Final Review

Complete

28 Jan 2026 12:34

Create new compliance report

Processing

Check your status





AI Report





Viewing property from [redacted]

Like for Like Rebuild - LA County

Submitted: Jan 28, 2026

Summary

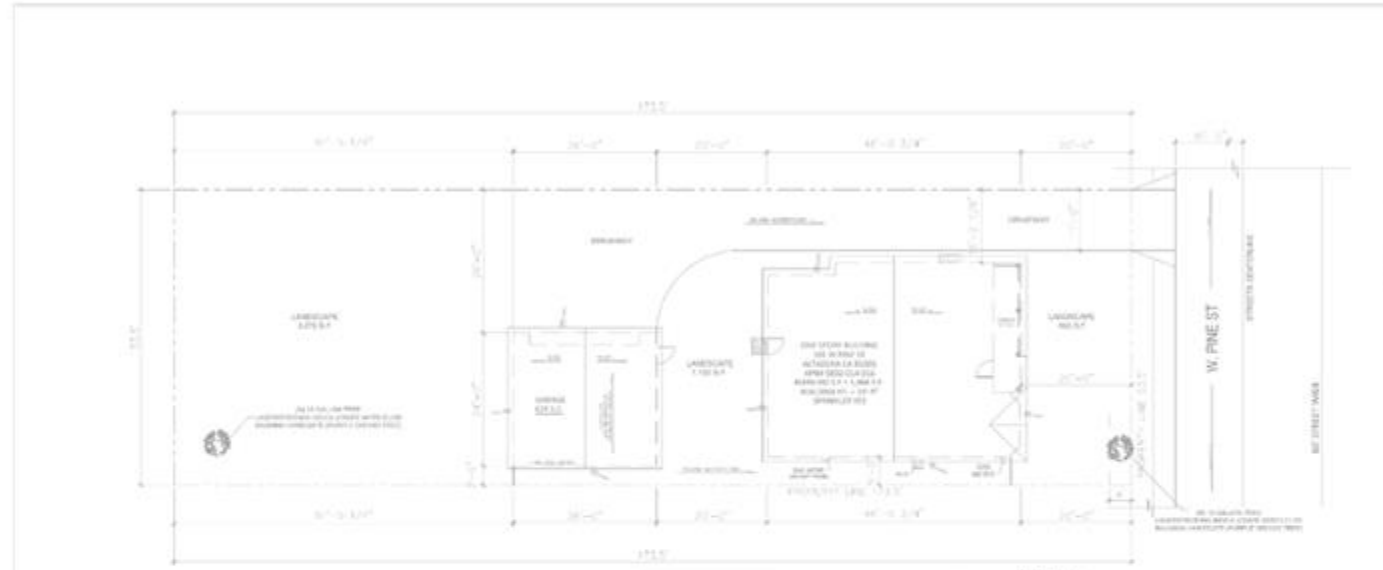
Welcome to your eCheck Report. Below, you will find a summary of the compliance status of your submission. Each compliance condition is detailed, allowing you to easily see where your submission meets or does not meet the required standards.

For a more detailed breakdown, you can click through each condition. Our interactive diagrams and comments provide insights into why your submission is compliant or non-compliant.

For any non-compliant items, you have the opportunity to add your own comments to explain or address the issues identified.

📄 View Submission Form Responses

Passed	3 clauses
✔ The proposed design has successfully met requirements.	
Failed	1 clauses
✘ The proposed design has not met the legislative requirements.	
Insufficient	0 clauses
? There is not enough information to determine if the clause is met.	
Other	9 clauses
- These clauses are not applicable, not assessed or noted.	



NOTE: ALL EXTERIOR WALLS & ROOFS ARE TO BE CONSTRUCTED WITH 2" MIN. THICK POLY-BLENDED POLYMER CONCRETE (PBPC) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
 DIMENSIONED NOTES: ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 SCALE: 1/8"=1'-0"

STANDARD CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA FIRE CODE (CFC), AND ALL APPLICABLE LOCAL ORDINANCES.
- VERIFY ALL UNDERGROUND AND OVERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN THE 800-875-5614 CLEAR AND SAFE CONSTRUCTION S.U. PILES.
- ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- NEW ROOFING AND GUTTER SYSTEMS SHALL BE INSTALLED AS REQUIRED BY CODE.
- PROVIDE ROOFING VENTILATION FOR ALL ROOFS PER CODE AND OTHER PER CODE.
- PROVIDE RADON GAS TEST AND RADON MITIGATION ALARM IN ACCORDANCE WITH CBC AND CFC.
- ALL ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE LATEST CALIFORNIA CODES.

VERY HIGH-FIRE HAZARD SEVERITY ZONE (VHFH) REQUIREMENTS

THIS PROJECT IS LOCATED WITHIN A VERY HIGH-FIRE HAZARD SEVERITY ZONE (VHFH) AND SHALL COMPLY WITH THE CHAPTER 14.10 AND 14.11 OF THE CBC.

ROOFING SHALL BE CLASS A FIRE RESISTANT MATERIALS PER THE MANUFACTURER'S INSTRUCTIONS.

EXTERIOR WALLS SHALL BE CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS.

GLASS, GLAZING, AND COVERED VENTILATION UNITS SHALL BE INSTALLED WITH FIRE-RATED GLAZING OR COVERING MATERIALS.

GLAZING SHALL BE PROTECTED WITH 1/2" MIN. CONCRETE OR FIBERGLASS FIBER REINFORCED POLYMER (FRP) SHEATHING PER CALIFORNIA MECHANICAL CODE.

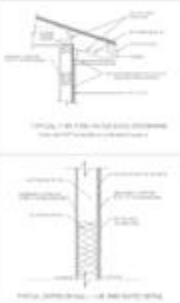
ALL EXTERIOR WINDOWS SHALL HAVE A LISTED ONE HOUR FIRE RATED GLASS OR AN HOUR OF APPROVED EQUIVALENT PER CALIFORNIA C.C.

ROOFING SHALL BE INSTALLED WITH A MINIMUM OF 2" OF INSULATION TO PROVIDE ACCURACY OF R-VALUES.

OPENINGS OF BRICK VENTS, SO EXHAUSTS AND/OR EXHAUSTS AND LOCAL FIRE ALARMS REQUIREMENTS, TYPICALLY, SHALL BE CLASSIFIED AS AN EXHAUST.

GLAZING AND COVERED VENTILATION UNITS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR HEAVY FIBER GLASS PER CALIFORNIA C.C.

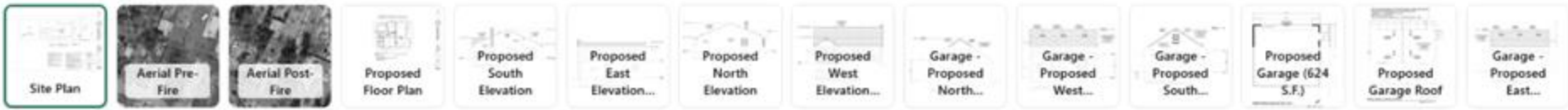
OTHER UNDERGROUND UTILITIES SHALL BE IDENTIFIED AND MARKED.



GREEN DEVELOPMENT COMPANY
 155 MARBON AVE., #4 PASADENA, CA 91106
 P: (911) 407-7029
 info@greendevco.com

NEW RESIDENCE
 101 W. PINE ST
 ALHAMBRA, CA 91801
 624 S.F.

SITE PLAN
 SCALE: 1/8"=1'-0"
A-2





Viewing property from [redacted]

Like for Like Rebuild - LA County

Submitted: Jan 28, 2026

Summary

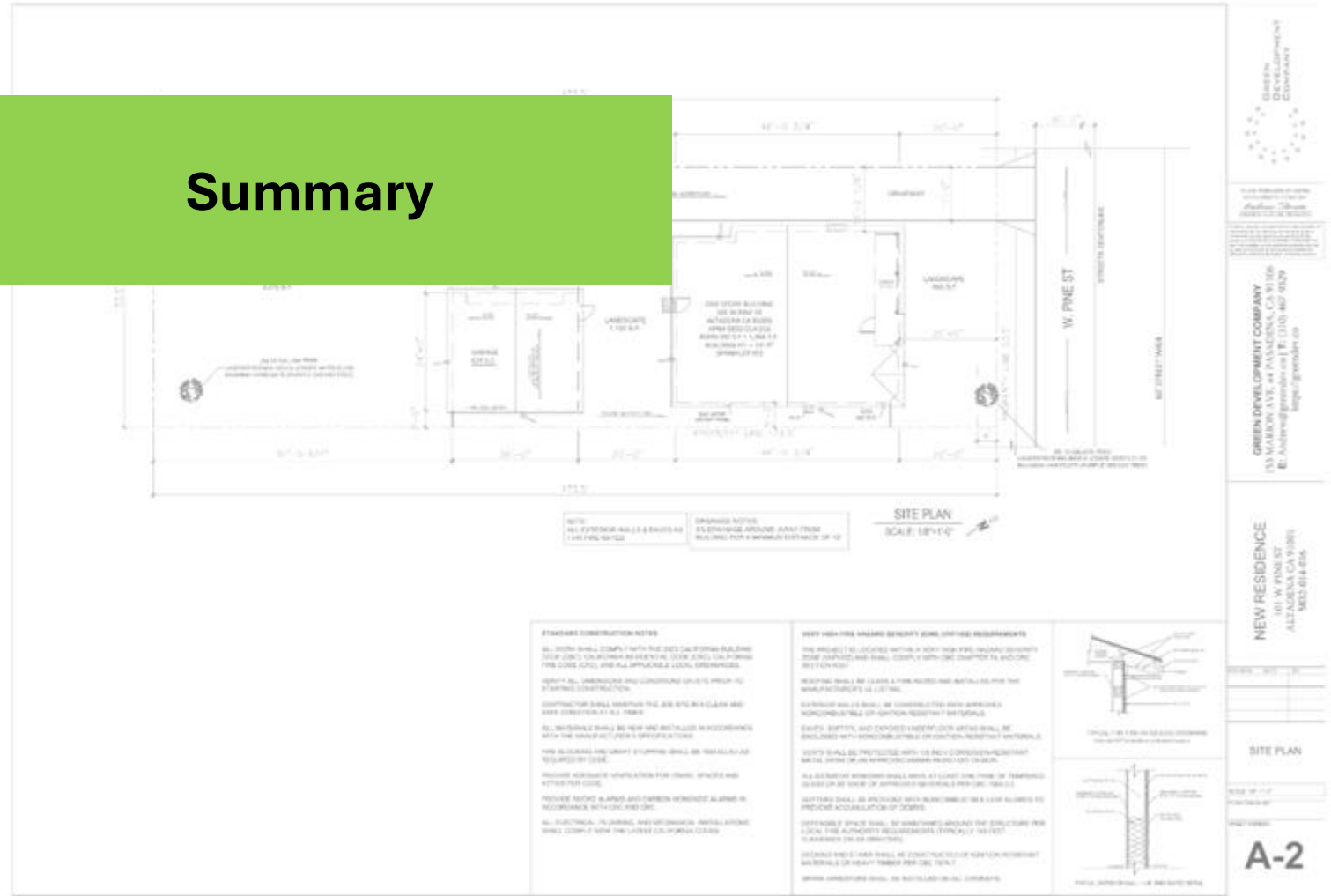
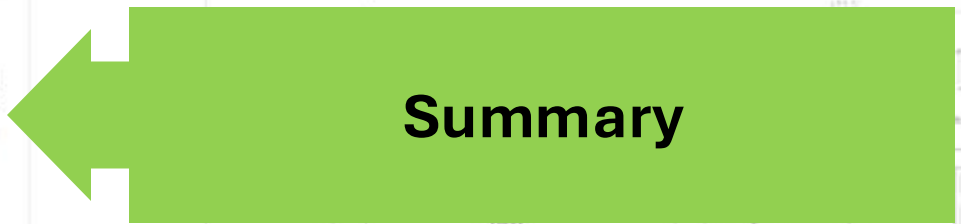
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View Submission Form Responses

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Failed	1 clause
<p>✗ The proposed design has not met the legislative requirements.</p>	
Insufficient	0 clauses
<p>? There is not enough information to determine if the clause is met.</p>	
Other	9 clauses
<p>○ These clauses are not applicable, not assessed or noted.</p>	

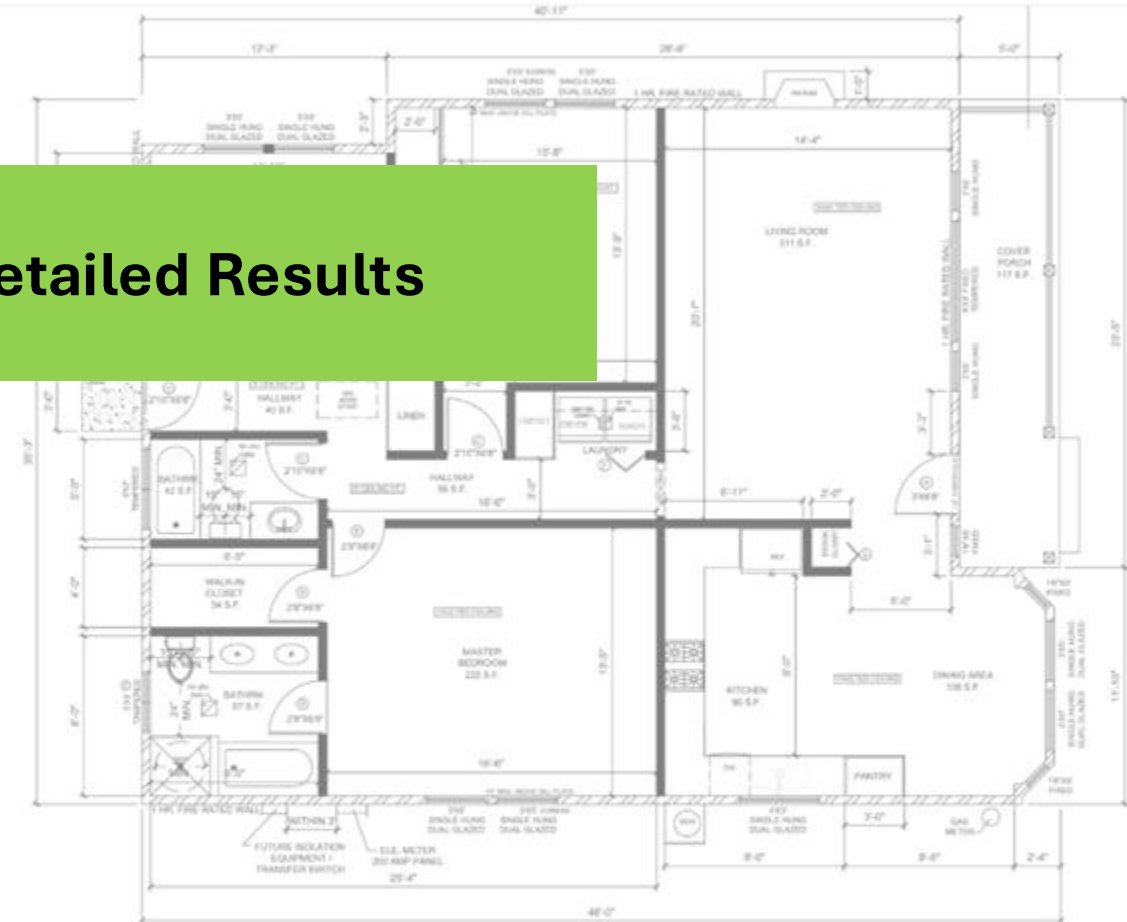
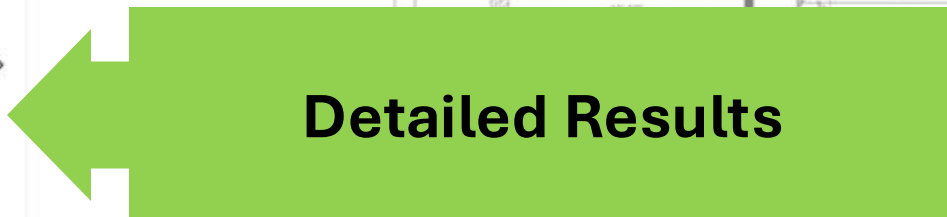


Showing relevant sections

Search

Disclaimers

- ✓ LA Fire Rebuild Eligibility
- Like for Like - LA County
- Like for Like - LA County
- ⚠ Disclaimer
- ✗ A. Like for Like Replacement
- ✓ B. Height Restrictions
- ✓ C. Setback Compliance
- ✓ E. Minor Relocation Approval



PROPOSED FLOOR PLAN (1,468 S.F.)

SCALE = 1/4" = 1'-0"

- NEW
- NEW 1 HR. FIRE RATED WALL
- NOTE: ALL NEW GLAZING TO HAVE U FACTOR: 0.30 SHGC: 0.23
- NOTE: ALL EXTERIOR WALLS AS 1 HR FIRE RATED WALLS

- SMOKE ALARMS (PHOTOCELL)
INTERCONNECTED HARD WIRED "SMOKE ALARM" WITH BATTERY BACKUP IN EACH SLEEPING ROOM, IMMEDIATE VICINITY OF THE BEDROOMS, EACH ADDITIONAL STORY OF DWELLING, AND NOT LESS THAN 3 FT FROM THE BATHROOM THAT CONTAINS BATHTUB OR SHOWER. (R314)
- CARBON MONOXIDE ALARM (PHOTOCELL)
INTERCONNECTED HARD WIRED CARBON MONOXIDE ALARM, WITH BATTERY BACKUP OUTSIDE OF EACH BEDROOM, AND

Navigation bar with thumbnails for: Site Plan, Aerial Pre-Fire, Aerial Post-Fire, Proposed Floor Plan (highlighted), Proposed South Elevation, Proposed East Elevation, Proposed North Elevation, Proposed West Elevation, Garage - Proposed North, Garage - Proposed West, Garage - Proposed South, Proposed Garage (624 S.F.), Proposed Garage Roof, and Garage Prop East.

← Back to sections

Showing relevant sections

< C.Setback Compliance >

C.Setback Compliance

Any like-for-like Altadena replacement located within a required yard or setback shall not encroach further into any required yard...

Passed

The proposed building was found to be within the required yard setback.

The detached garages and carports are located 75 feet or more from the front lot line;

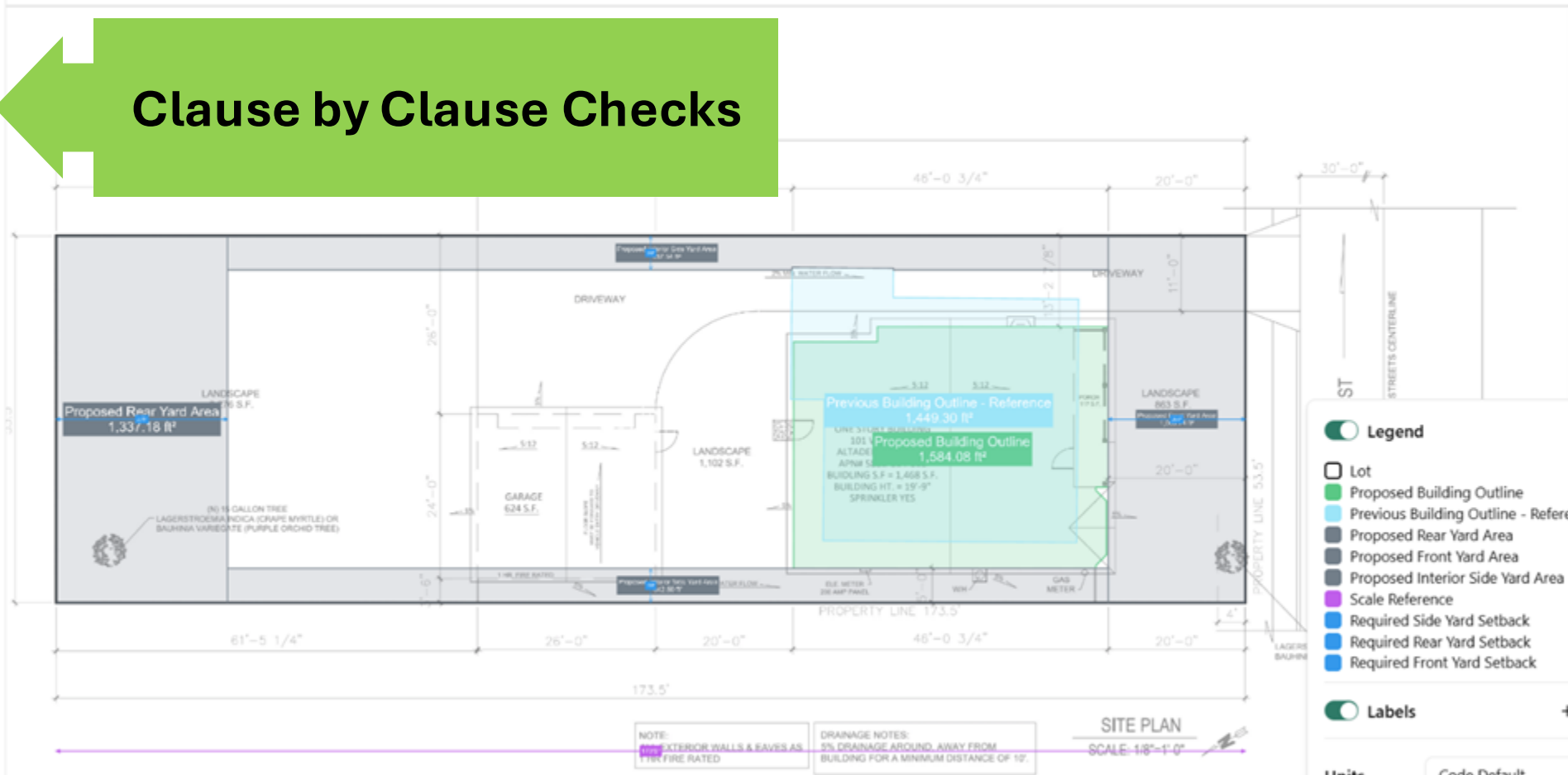
Passed

The detached garage was found to be setback from the front greater than or equal to 75' at a minimum of 86 7/8".

For a detached garage - a 26 foot back up space is required.

Passed

The minimum back up space dimension is greater than or equal to 26' at 26'0".



Legend

- Lot
- Proposed Building Outline
- Previous Building Outline - Reference
- Proposed Rear Yard Area
- Proposed Front Yard Area
- Proposed Interior Side Yard Area
- Scale Reference
- Required Side Yard Setback
- Required Rear Yard Setback
- Required Front Yard Setback

Labels

Units: Code Default

NOTE: EXTERIOR WALLS & EAVES AS PER FIRE RATED

DRAINAGE NOTES: 8% DRAINAGE AROUND AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 10'

SITE PLAN
SCALE: 1/8"=1'-0"

← Back to sections

Showing relevant sections

C. Setback Compliance

C. Setback Compliance

Any like-for-like Altadena replacement located within a required yard or setback shall not encroach further into any required yard...

Show more

Passed

The proposed building was found to be within the required yard setback.

The detached garages and carports are located 75 feet or more from the front lot line;

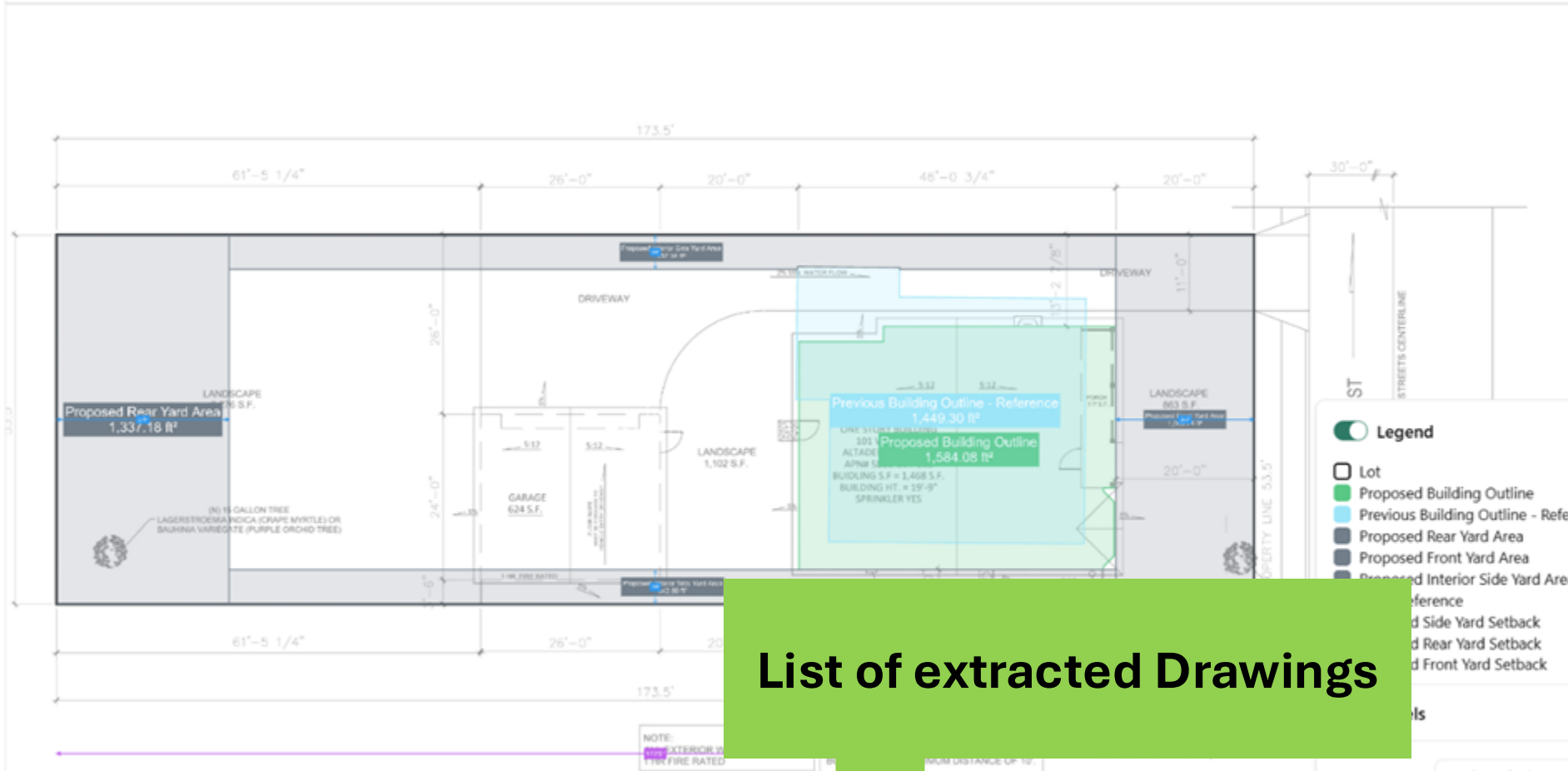
Passed

The detached garage was found to be setback from the front greater than or equal to 75' at a minimum of 86 7/8'.

For a detached garage - a 26 foot back up space is required.

Passed

The minimum back up space dimension is greater than or equal to 26' at 26'0".



List of extracted Drawings

- Aerial Post-Fire
- Site Plan
- Aerial Pre-Fire





Sharing your AI PreCheck



Share your results

You can use the following options to share your results with your municipality

Share Link

Here is your unique link that you can share with your local municipality to review your pre-assessment:

<https://share.archistar.ai/view/108366c528>



Share Link

Download Report

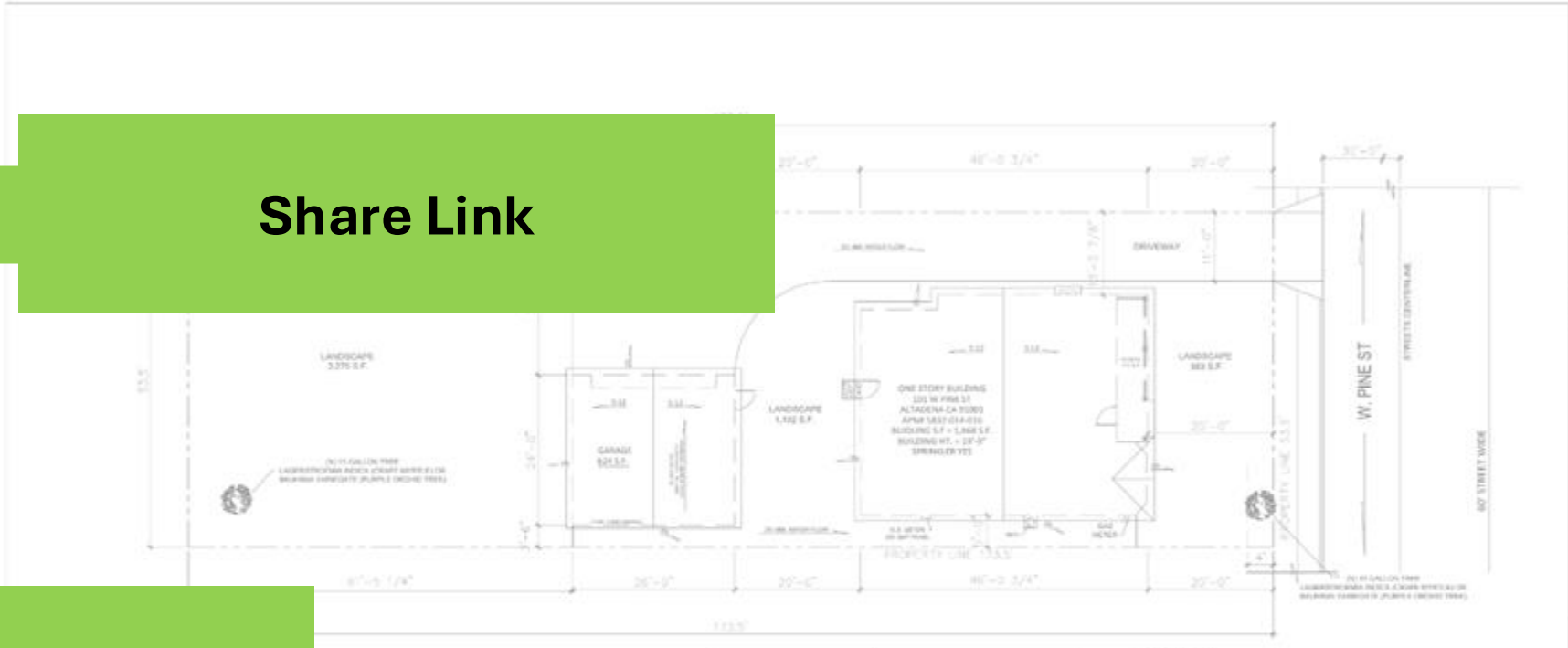
You have now finished your pre-assessment and are ready to submit for review by your local municipality.

Download summary report

Download report



Or PDF Report for Upload

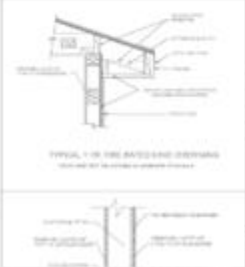


NOTE: ALL EXTERIOR WALLS & CEILING ARE 1/2\"/>

SITE PLAN SCALE 1/8\"/>

STANDARD CONSTRUCTION NOTES
ALL WORK SHALL COMPLY WITH THE 2023 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA FIRE CODE (CFC), AND ALL APPLICABLE LOCAL ORDINANCES.
VERIFY ALL DIMENSIONS AND CONDITIONS ON-SITE PRIOR TO STARTING CONSTRUCTION.
CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
FIRE BLOOMING AND DRAFT STOPPING SHALL BE INSTALLED AS REQUIRED BY CODE.
PROVIDE ADEQUATE VENTILATION FOR CRAWL SPACES AND ATTIC PER CODE.
PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ACCORDANCE WITH CBC AND CRC.

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHHSZ) REQUIREMENTS
THE PROJECT IS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHHSZ) AND SHALL COMPLY WITH CBC CHAPTER 1A AND CBC SECTION 703.
ROOFING SHALL BE CLASS A FIRE RATED AND INSTALLED PER THE MANUFACTURER'S LISTING.
EXTERIOR WALLS SHALL BE CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE OR NONTOXIC RESISTANT MATERIALS.
EAVES, SOFFITS, AND EXPOSED UNDERFLOOR AREAS SHALL BE ENCLOSED WITH NONCOMBUSTIBLE OR NONTOXIC RESISTANT MATERIALS.
VENTS SHALL BE PROTECTED WITH 1/8\"/>



- Site Plan
- Aerial Pre-Fire
- Aerial Post-Fire
- Proposed Floor Plan
- Proposed South Elevation
- Proposed East Elevation
- Proposed North Elevation
- Proposed West Elevation
- Garage - Proposed North
- Garage - Proposed West
- Garage - Proposed South
- Proposed Garage (624 S.F.)
- Proposed Garage Roof
- Garage Prop East

GREEN DEVELOPMENT COMPANY

GREEN DEVELOPMENT COMPANY
133 MARION AVE. #4 PASADENA, CA 91106
E: Archistar@greendev.co | T: (310) 467-9329
<https://greendev.co>

NEW RESIDENCE
101 W PINE ST
ALTADENA, CA 91001
5632-014-016

SITE PLAN



Like for Like





2024-06-10 10:00 AM LACN_LFL-C583188B4D COMPLETE



Showing relevant sections

Search



Disclaimers

LA Fire Rebuild Eligibility



Like for Like - LA County

Like for Like - LA County

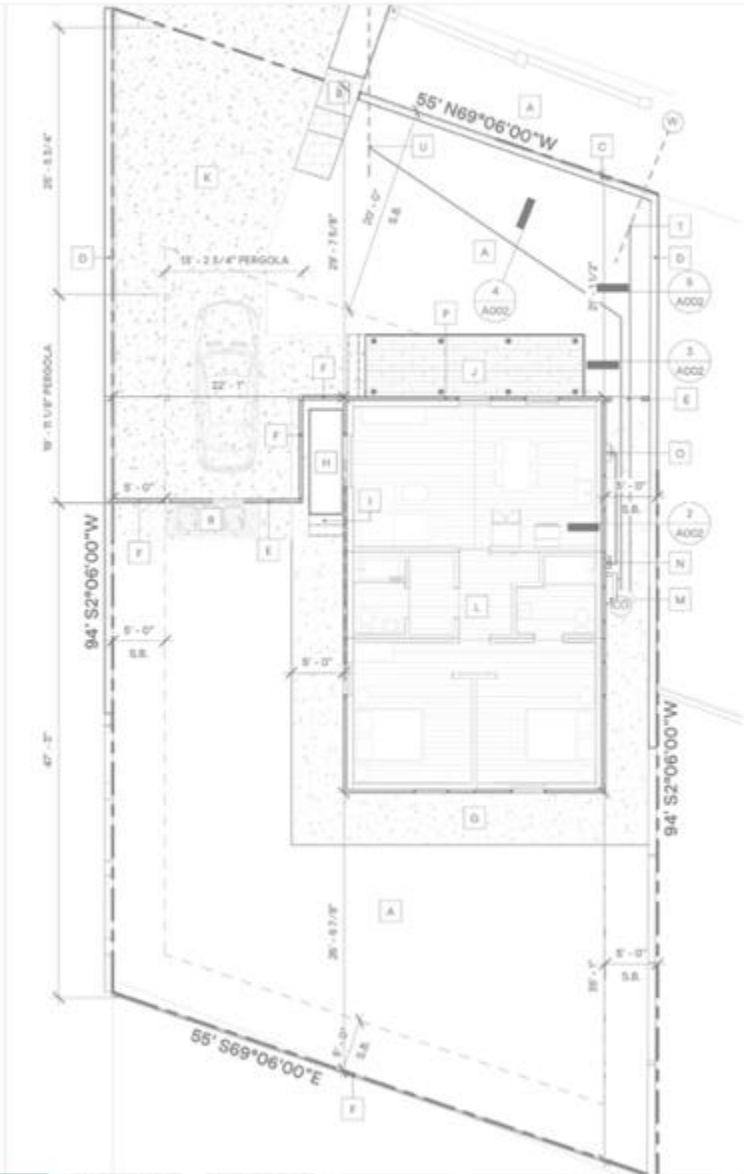
Disclaimer

A. Like for Like Replacement

B. Height Restrictions

C. Setback Compliance

E. Minor Relocation Approval



Showing relevant sections

Search

Disclaimers

LA Fire Rebuild Eligibility

Like for Like - LA County

Like for Like - LA County

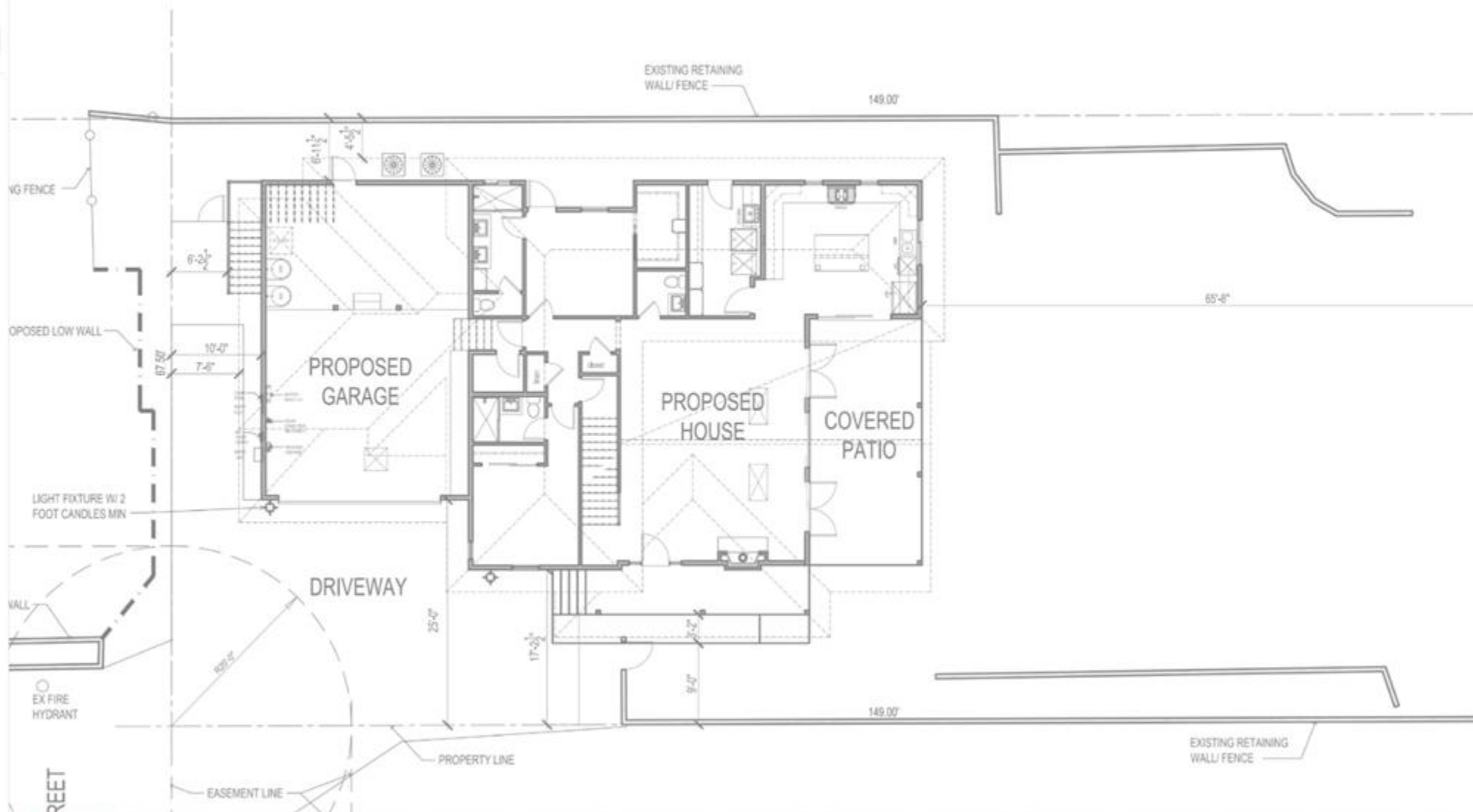
Disclaimer

A. Like for Like Replacement

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E. Minor Relocation Approval



Navigation and view selection controls:

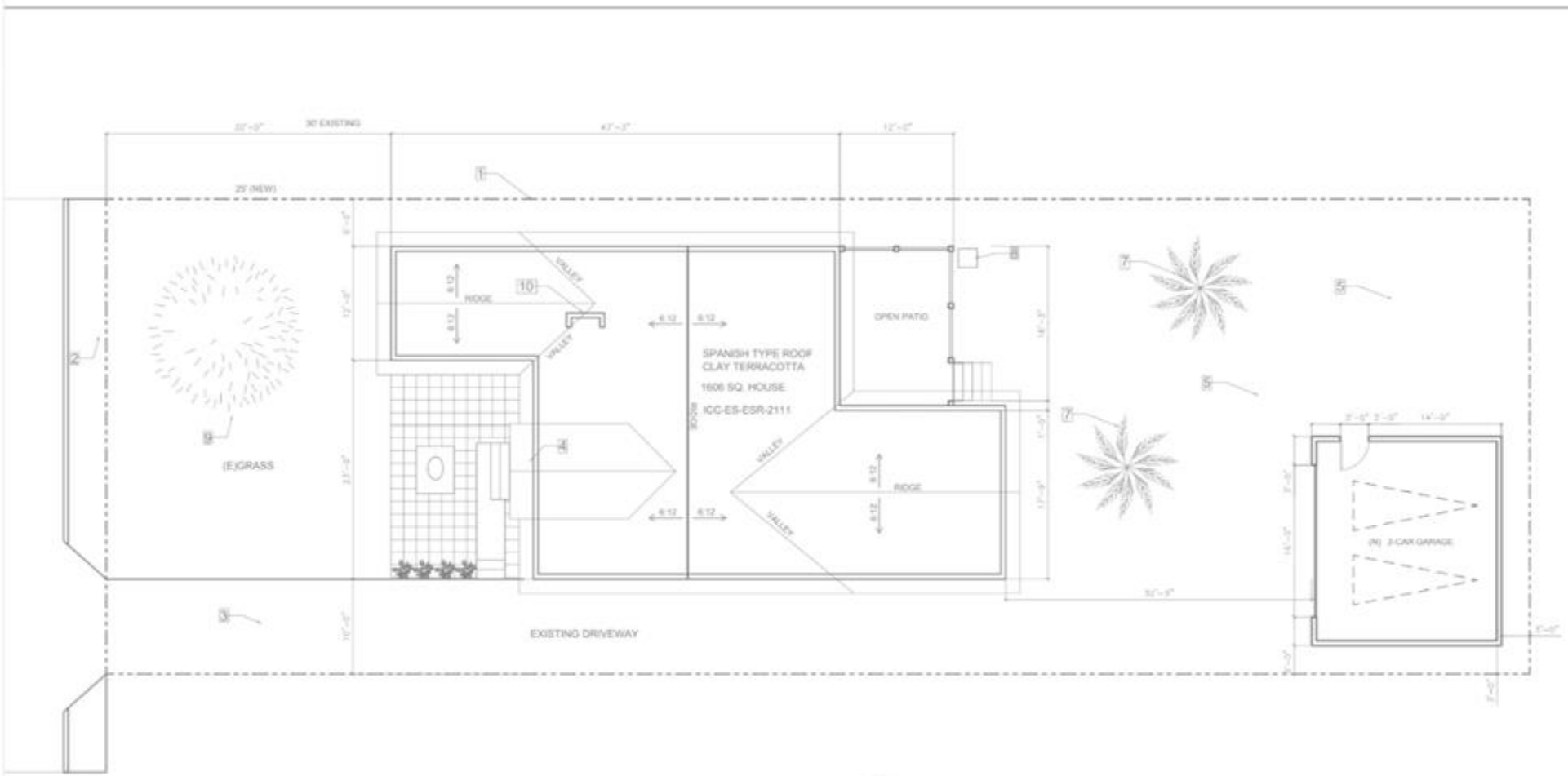
- Proposed Site Plan (Active)
- Aerial Prefire
- Aerial Postfire
- First Floor Concept
- Second Floor Concept
- Cellar Concept
- Front
- Right
- Left
- Rear
- Roof Plan
- Original Site Plan
- Section C
- Section D
- Section E

Showing relevant sections

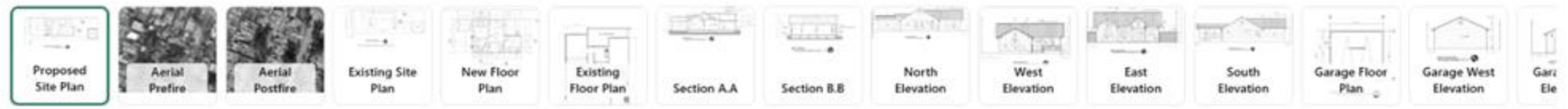
Search

Disclaimers

- LA Fire Rebuild Eligibility
- Like for Like - LA County
- Like for Like - LA County
- Disclaimer
- A. Like for Like Replacement
- B. Height Restrictions
- C. Setback Compliance
- E. Minor Relocation Approval



PROPOSED NEW SITE PLAN
 (LIKE FOR LIKE) 1/8" = 1'-0"





Deep Dive

Setback **Fail**





LACN_LFL-9E77887631 COMPLETE



← Back to sections

Showing relevant sections

< C.Setback Compliance >

C.Setback Compliance

Any like-for-like Altadena replacement located within a required yard or setback shall not encroach further into any required yard...

Show more

Failed

The proposed building was found to not be within the required yard setback.





← Back to sections

Showing relevant sections

< C. Setback Compliance >

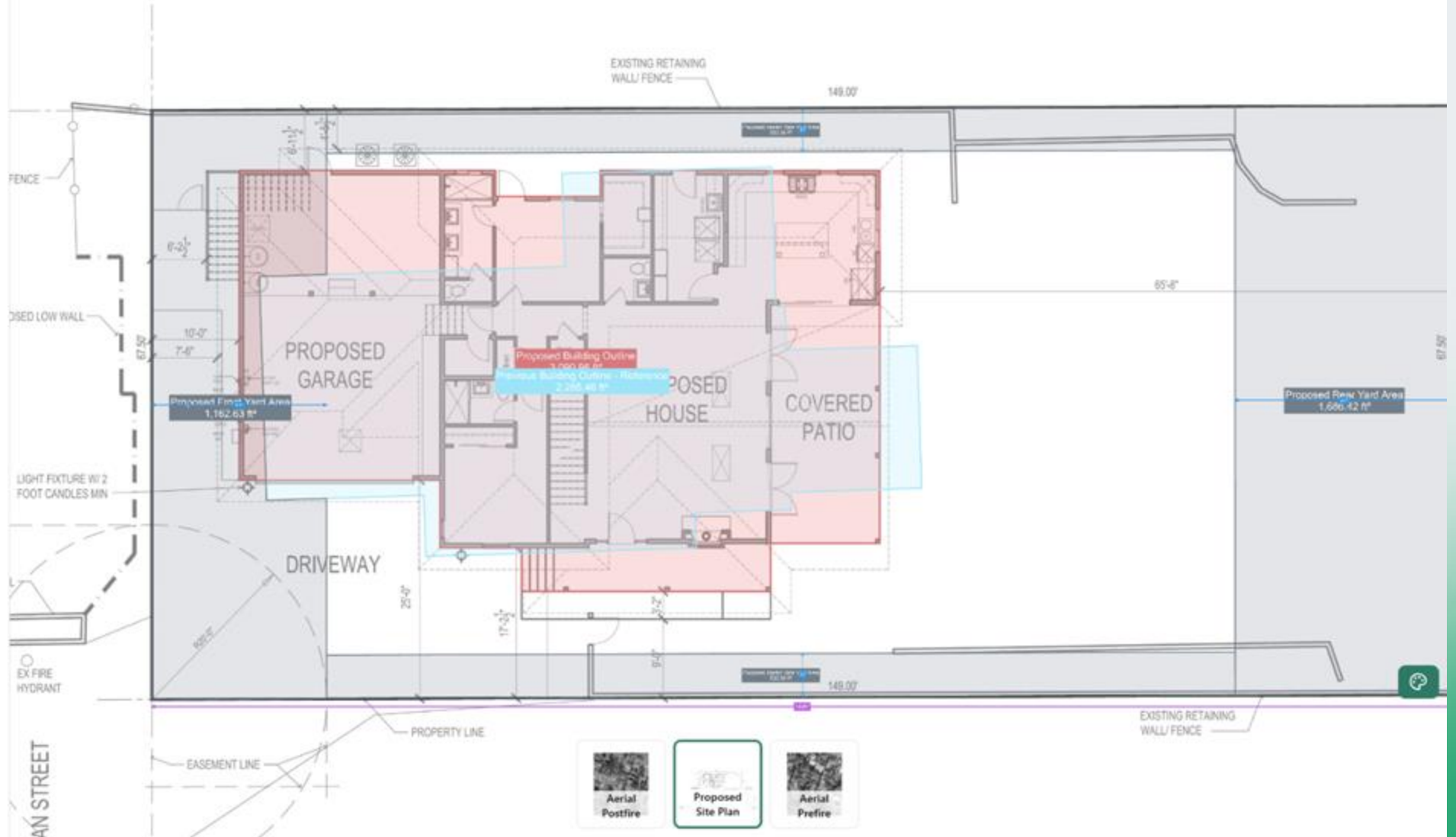
C. Setback Compliance

Any like-for-like Altadena replacement located within a required yard or setback shall not encroach further into any required yard...

Show more

Failed

The proposed building was found to not be within the required yard setback.





Deep Dive

Floor Area Fail





← Back to sections

Showing relevant sections



A. Like for Like Replacement

A. Like for Like Replacement

Shall not exceed the floor area of the damaged or destroyed structure by more than 10 percent.

Failed

The proposed building was found to exceed the maximum previous floor area + 10%.

Building Floor Area	
Previous Building Floor Area (Assessor Records)	2459 ft ²
10% Additional Allowance	245.9 ft ²
Maximum Allowable Floor Area	2704.9 ft ²
Proposed Building Floor Area	4300.89 ft ²
Excluded Area	484.92 ft ²
Proposed Building Floor Area - Excluded Area	3815.98 ft ²
Result	Fail

Shall not exceed the size of the damaged or destroyed structure by more than 10 percent. Main Building Main Building

Failed

The proposed building was found to exceed the maximum previous building area + 10%.

Main Building	
Previous Building Area	2285.46 ft ²
10% Additional Allowance	228.55 ft ²
Maximum Allowable Area	2514.01 ft ²





← Back to sections

Showing relevant sections

A. Like for Like Replacement

A. Like for Like Replacement

Shall not exceed the floor area of the damaged or destroyed structure by more than 10 percent.

Failed

The proposed building was found to exceed the maximum previous floor area + 10%.

Building Floor Area

Previous Building Floor Area (Assessor Records)	2459 ft ²
10% Additional Allowance	245.9 ft ²
Maximum Allowable Floor Area	2704.9 ft ²
Proposed Building Floor Area	4300.89 ft ²
Excluded Area	484.92 ft ²
Proposed Building Floor Area - Excluded Area	3815.98 ft ²
Result	Fail

Shall not exceed the size of the damaged or destroyed structure by more than 10 percent. Main Building Main Building

Failed

The proposed building was found to exceed the maximum previous building area + 10%.

Main Building

Previous Building Area	2285.46 ft ²
10% Additional Allowance	228.55 ft ²
Maximum Allowable Area	2514.01 ft ²



First Floor Concept
 Second Floor Concept
 Cellar Concept



← Back to sections

Showing relevant sections

A. Like for Like Replacement

A. Like for Like Replacement

Shall not exceed the floor area of the damaged or destroyed structure by more than 10 percent.

Failed

The proposed building was found to exceed the maximum previous floor area + 10%.

Building Floor Area

Previous Building Floor Area (Assessor Records)	2459 ft ²
10% Additional Allowance	245.9 ft ²
Maximum Allowable Floor Area	2704.9 ft ²
Proposed Building Floor Area	4300.89 ft ²
Excluded Area	484.92 ft ²
Proposed Building Floor Area - Excluded Area	3815.98 ft ²
Result	Fail

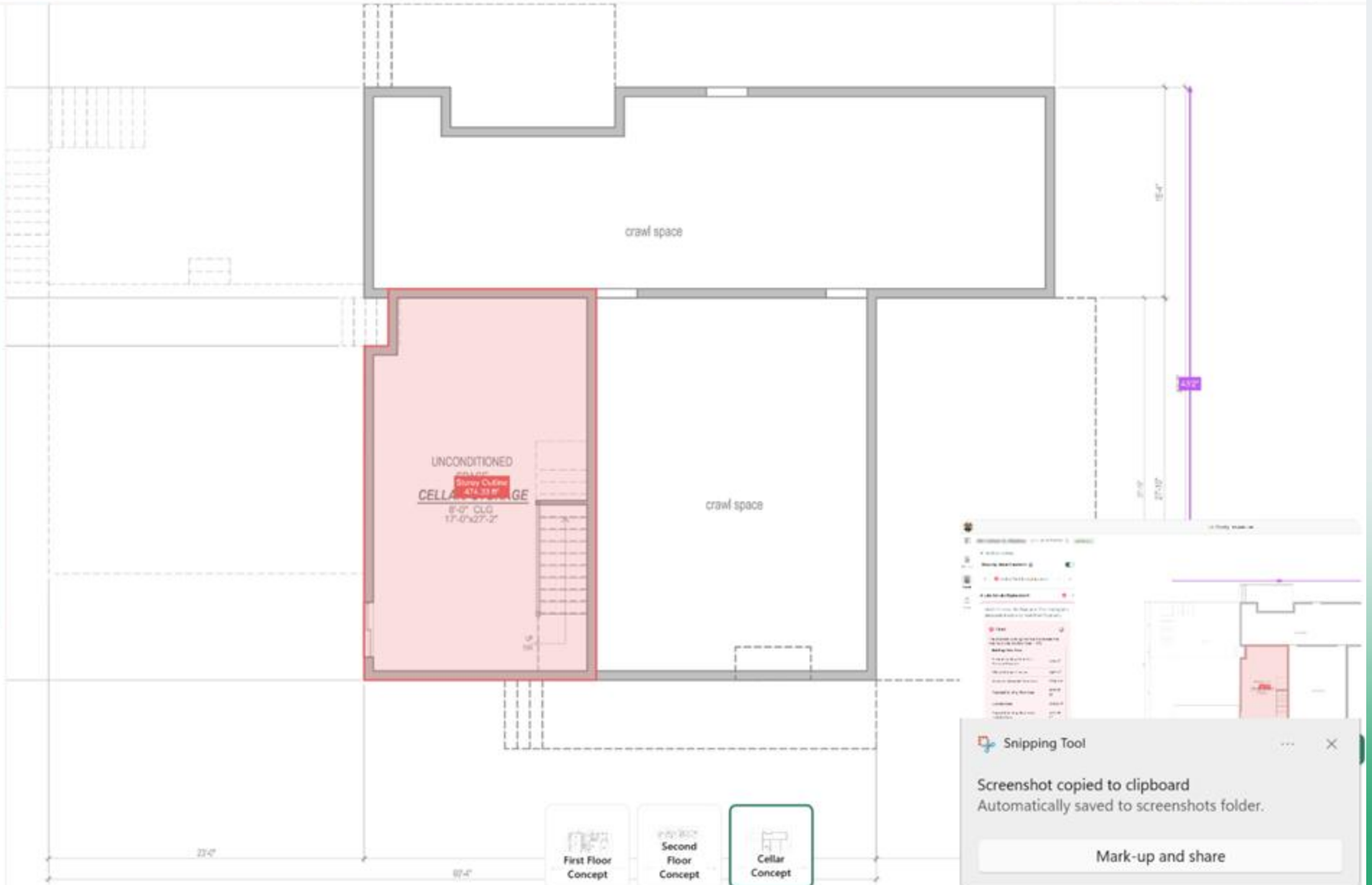
Shall not exceed the size of the damaged or destroyed structure by more than 10 percent. Main Building Main Building

Failed

The proposed building was found to exceed the maximum previous building area + 10%.

Main Building

Previous Building Area	2285.46 ft ²
10% Additional Allowance	228.55 ft ²
Maximum Allowable Area	2514.01 ft ²



Snipping Tool

Screenshot copied to clipboard
Automatically saved to screenshots folder.

Mark-up and share



Deep Dive

Footprint **Fail**





← Back to sections

Showing relevant sections



< A Like for Like Replacement >

Shall not exceed the size of the damaged or destroyed structure by more than 10 percent. Main Building Main Building

Failed

The proposed building was found to exceed the maximum previous building area + 10%.

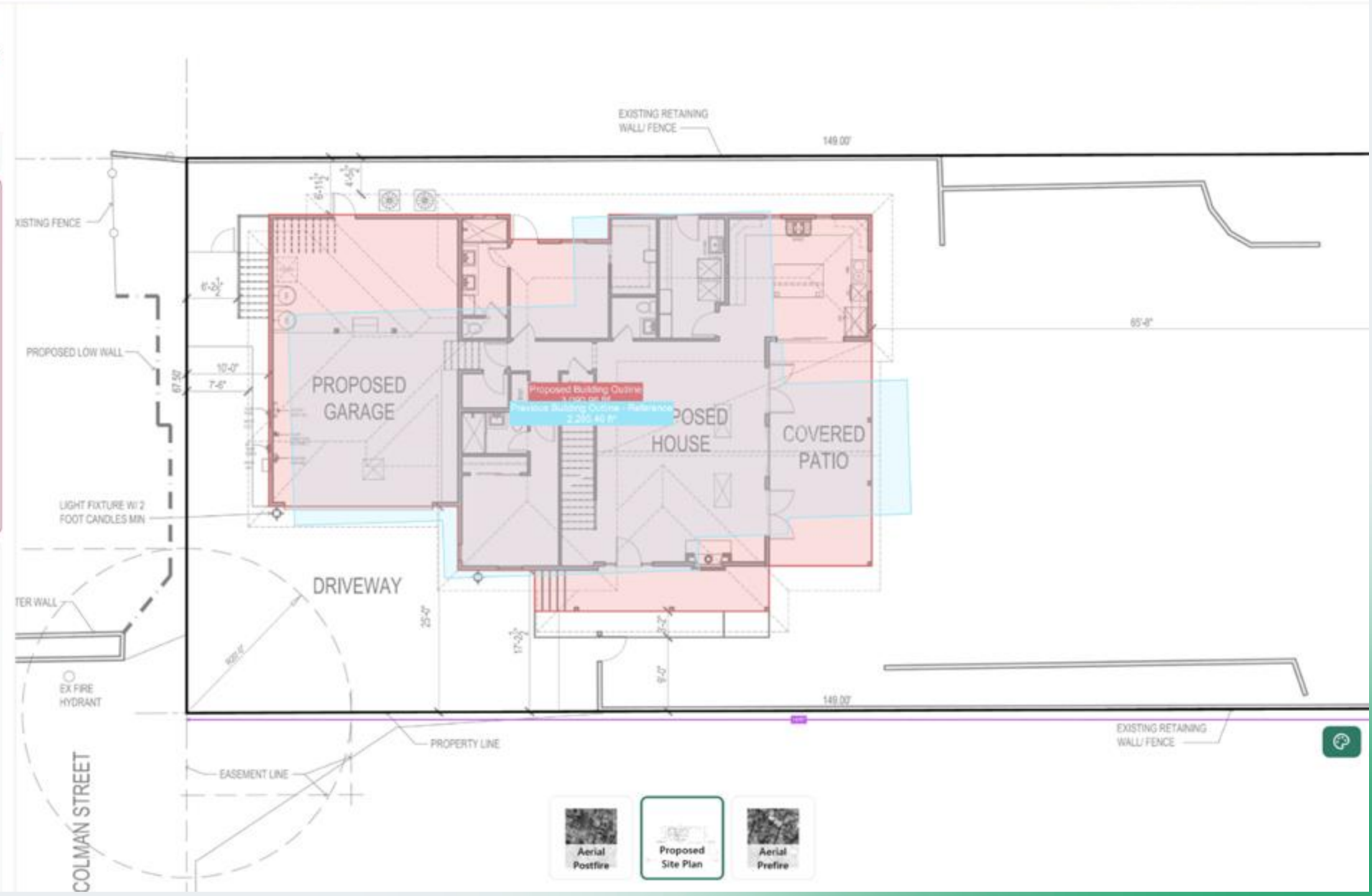
Main Building	
Previous Building Area	2285.46 ft ²
10% Additional Allowance	228.55 ft ²
Maximum Allowable Area	2514.01 ft ²
Proposed Building Area	3090.96 ft ²
Result	Fail

Minimum. An accessory dwelling unit shall have a minimum floor area of 150 square feet, with one habitable room with a minimum floor area of 70... [Show more](#)

Passed

The total floor area of the accessory dwelling unit was found to be greater than or equal to 150ft², and also containing a habitable space greater than or equal to 70ft².

Junior Accessory Dwelling Unit		
Name	Area (ft ²)	Result
Junior Accessory Dwelling Unit Floor Area	496.53 ft ²	Pass
Habitable Space Area	224.32	Pass





Deep Dive

JADU Pass



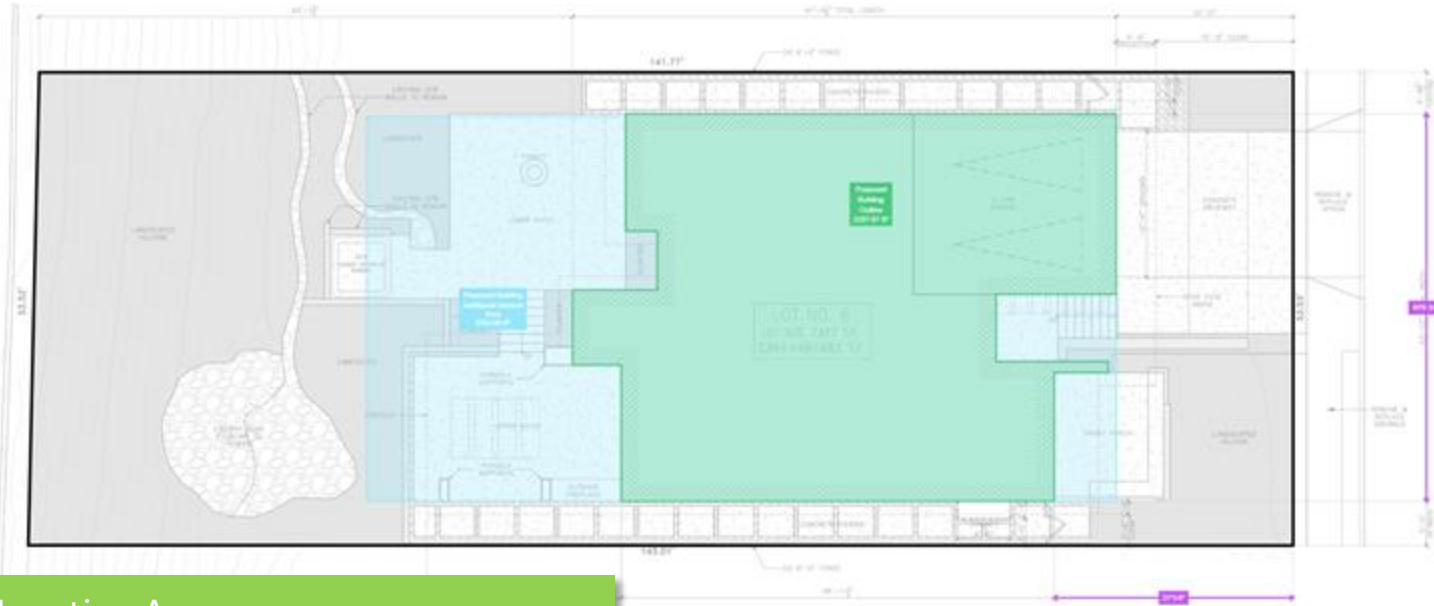
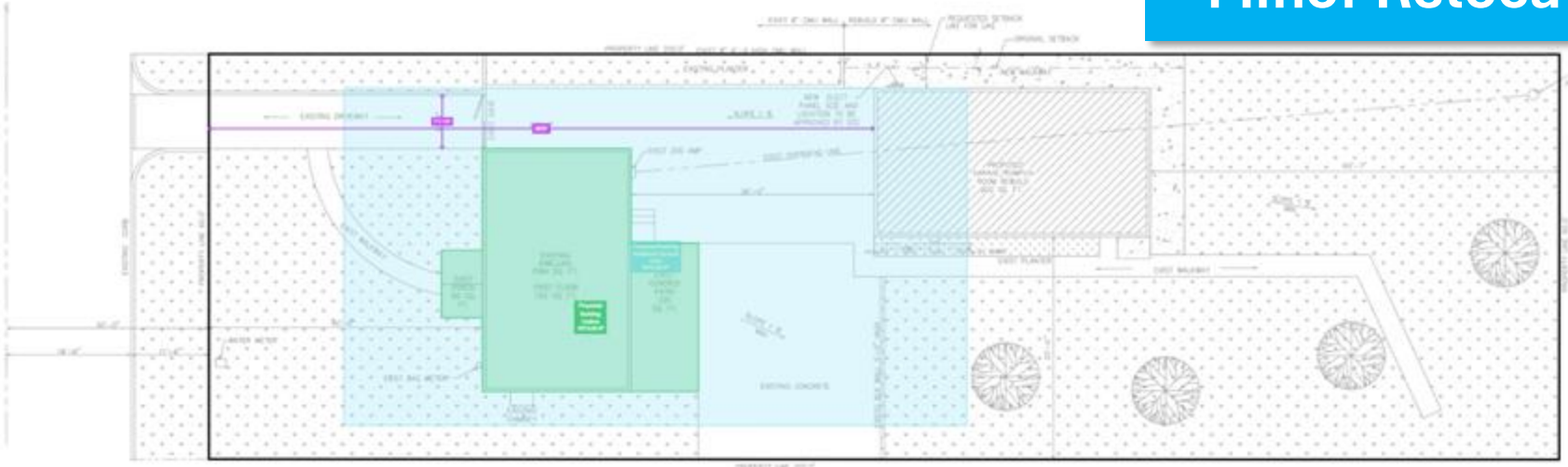
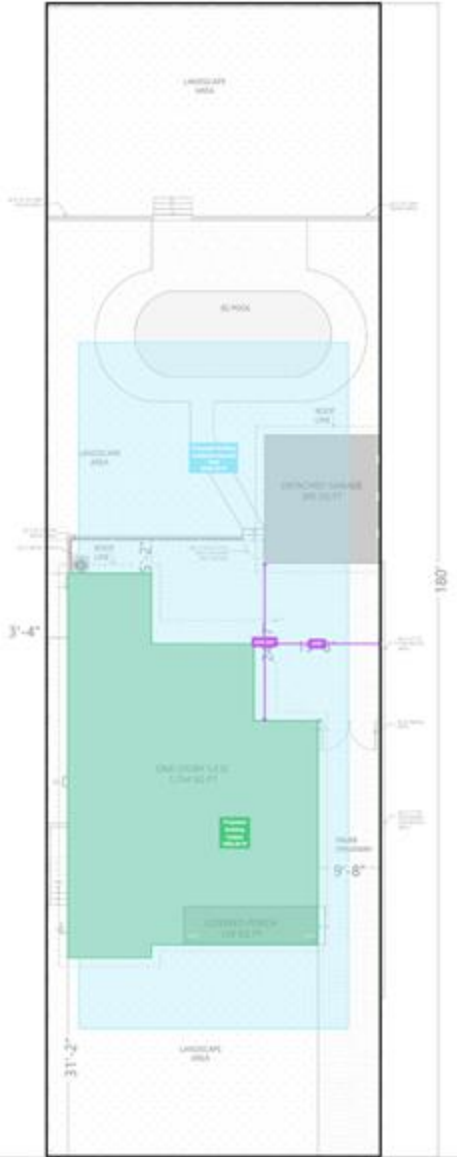


Deep Dive

Example LFL Checks



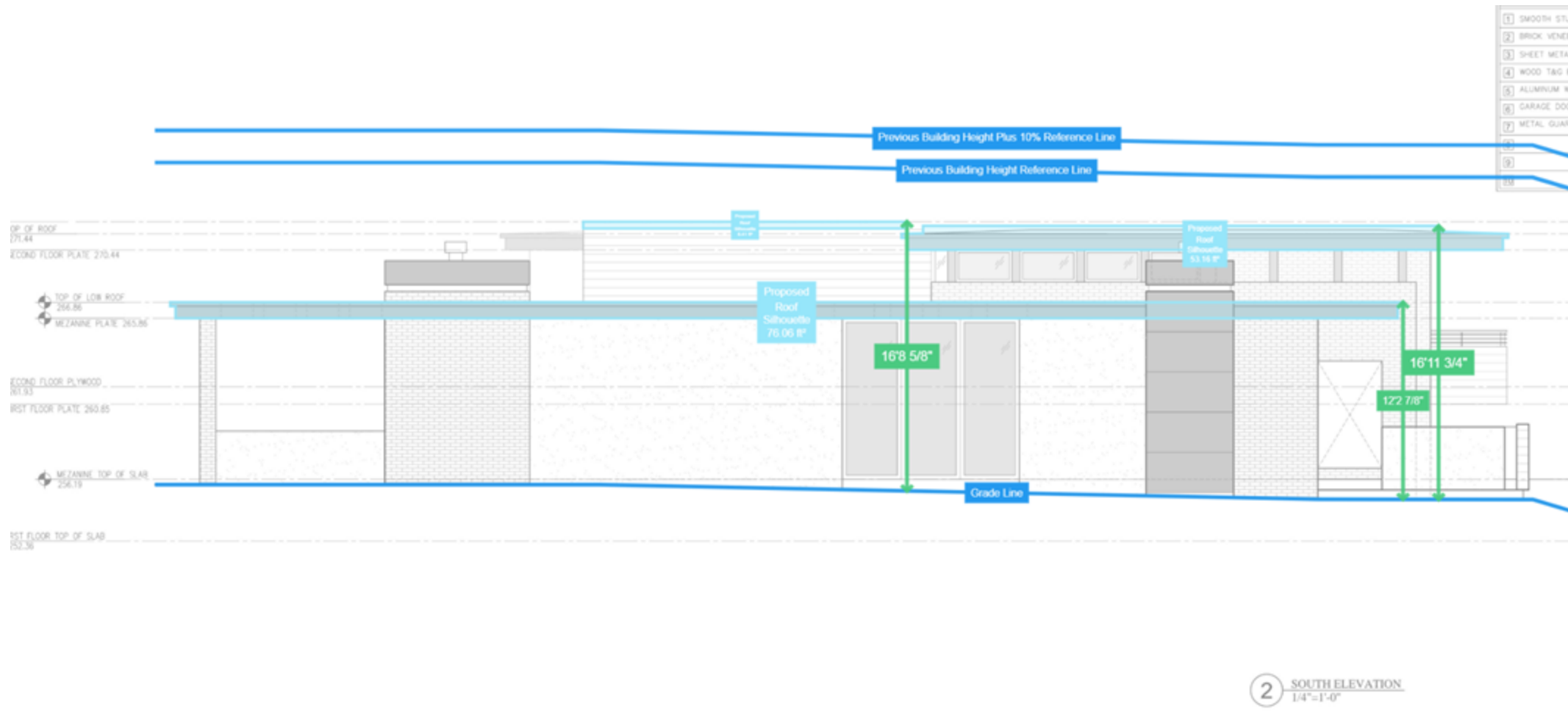
Minor Relocation



Blue Zone is the Eligible Allowable Relocation Area



Maximum Height



Comparison to previous building height + 10%



Building Footprint

Summary **Results** Submit

Showing Relevant Sections

A. Like for Like Replacement

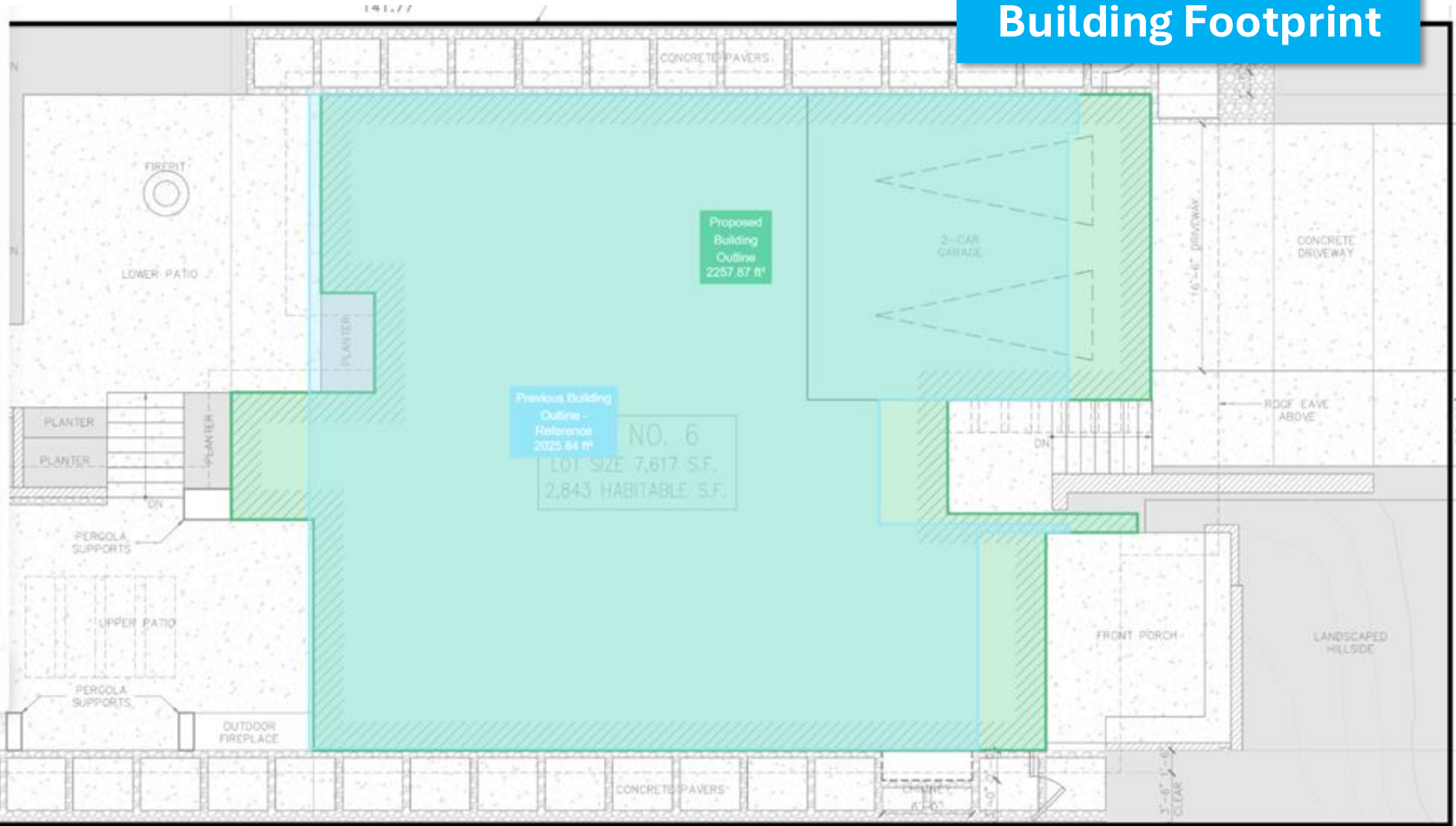
A. Like for Like Replacement

Shall not exceed either the floor area or size of the damaged or destroyed structure by more than 10 percent.
Main Building

Passed
The proposed building was found to not exceed the maximum previous floor area + 10%.

Main Building	
Previous Building Area	2025.84 ft ²
Previous Building Area (Assessor Records)*	2564 ft ²
10% Additional Allowance	256.4 ft ²
Maximum Allowable Area	2820.4 ft ²
Proposed Building Area	2257.87 ft ²
Result	Pass

Back to Results Summary



Comparison to previous Footprint + 10%

27' 1/4"



Showing Relevant Sections

< **C.Setback Compliance** >

C.Setback Compliance

Any like-for-like Altadena replacement located within a required yard or setback shall not encroach further into any required yard requirement or setback.

Table 22320T90-B: Yard Requirements

Passed

The proposed building was found to be within the required yard setback.

The detached garages and carports are located 75 feet or more from the front lot line;

Passed

The detached garage was found to be setback from the front greater than or equal to 75' at a minimum of 77'11 3/8".

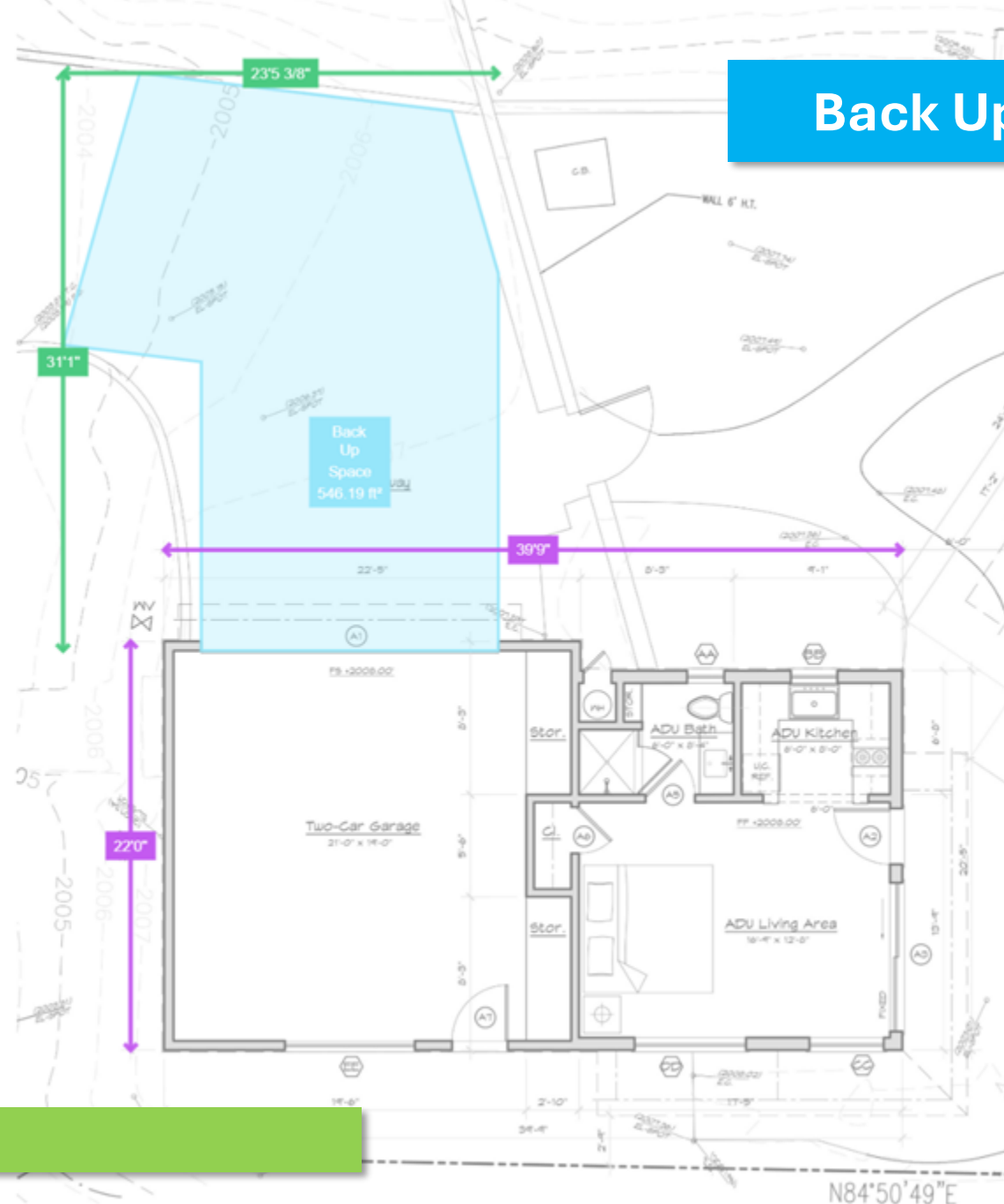
For a detached garage - a 26 foot back up space is required.

Passed

The minimum back up space dimension is greater than or equal to 26' at 31'1 1/8".

< **Back to Results Summary**

Back Up Space



Proposed Garage / ADU Floor Plan
1/4" = 1'-0"



Minimum Back Up Space from Garage





Deep Dive

Non Like for Like



Showing relevant sections

Search

Title 22 - PLANNING AND ZONING

Disclaimer

Disclaimer

Div 3 Zones > 22.18 Residential Zones

22.18.030 - Land Use Regulations...

Div 6 Development Standards > Chapter 22.110 - General Site Regulations

22.110.040 - Accessory Structures...

22.110.070 - Fences and Walls.

22.110.080 - Required Yards.

22.110.090 - Projections into Yards.

Div 6 Development Standards > 22.112 - Parking

22.112.070 - Required Parking...

Div 6 Development Standards > 22.126 - Tree Planting Requirements

22.126.030 - Tree Requirements.

Div 7 Standards for Specific Uses > 22.140.520 > F.Single-Unit Standards

4.Front Yards and Building...

5.Ground Floor Treatments.

6.Building Articulation.



Showing relevant sections

Summary

Search

Results

Title 22 - PLANNING AND ZONING

Disclaimer

- Disclaimer

Div 3 Zones > 22.18 Residential Zones

- 22.18.030 - Land Use Regulations...

Div 6 Development Standards > Chapter 22.110 - General Site Regulations

- 22.110.040 - Accessory Structures...
- 22.110.070 - Fences and Walls.

Div 6 Development Standards > 22.112 - Parking

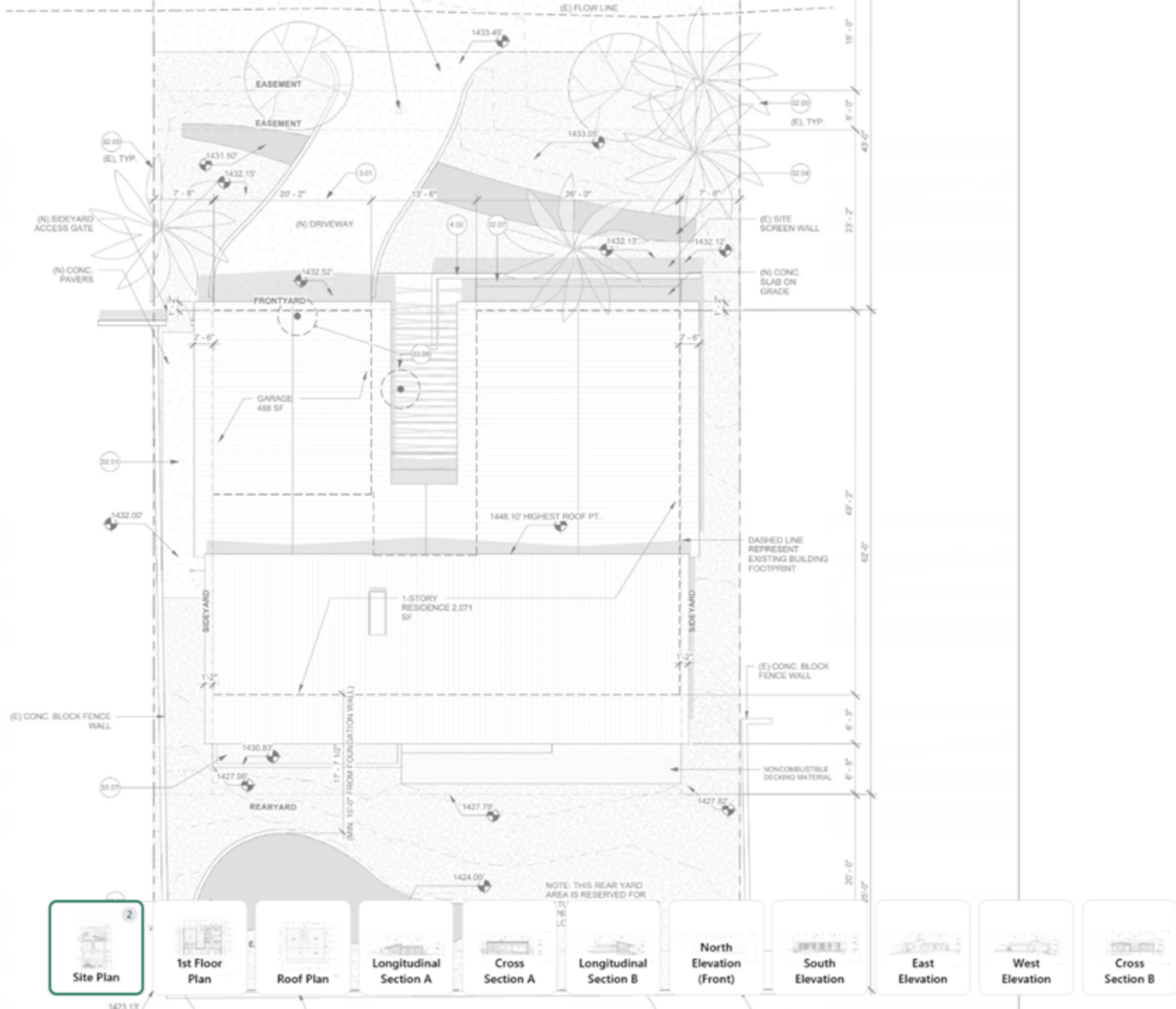
- 22.112.070 - Required Parking...

Div 6 Development Standards > 22.126 - Tree Planting Requirements

- 22.126.030 - Tree Requirements.

Div 7 Standards for Specific Uses > 22.140.520 > F.Single-Unit Standards

- 4.Front Yards and Building...
- 5.Ground Floor Treatments.
- 6.Building Articulation. 1
- 7.Building Façade Details.
- 8.Landscaping, Walls, Fences, and... 2



← Back to sections

Showing relevant sections ⓘ



< 22.112.070 - Required Parking Sp... >

B. Required Parking Spaces Outside of Public Transit Areas.

1.b - Single-family residences - 2 covered standard spaces per unit.

✔ Passed

The number of covered parking spaces is greater than or equal to 2 at 2.

1.b.ii - For a garage - a 26 foot back up space is required.

✔ Passed

The minimum back up space dimension is greater than or equal to 26ft at 37.03ft.



Legend

- Parking Space
- Scale Reference

Labels

Units

← Back to sections

Showing relevant sections ⓘ



< 5.Ground Floor Treatments. >

c - Entryway Articulation. The primary entryways of all primary buildings shall incorporate at least two of the entryway articulation strategies listed in...

Show more

✔ Passed



The primary entryways incorporate at least 2 entryway articulation strategies at 2.

Entryway Articulation Strategies

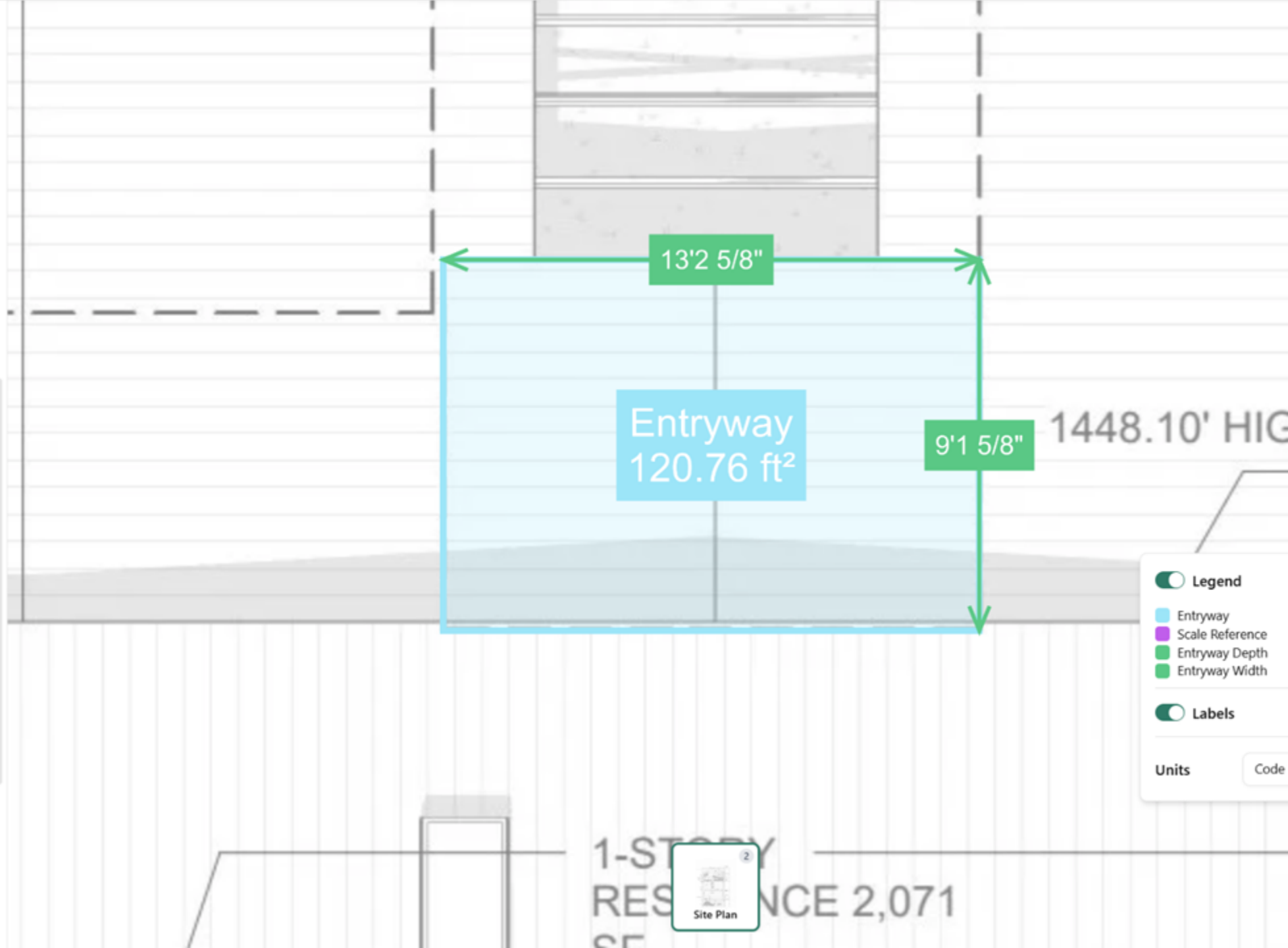
Condition	Result
A covered porch in front of the doorway - 5 feet wide, 5 feet deep	✔
Another form of weather protection, such as an overhead projection, awning, or canopy instead of a covered porch - 5 feet wide, 3 feet deep	-
Entryway recessed from the building façade to create a landing area - 3 feet deep	✔
The entryway includes a window on the door or adjacent to the door - 2-foot-wide, 6-inch-tall window	-
Contrasting color, material, or transparency - Extending 6 feet horizontally from each side of entry door	-

c.i - A covered porch in front of the doorway 5 feet wide, 5 feet deep

✔ Passed

The minimum dimension is greater than or equal to 5ft at 9.13ft.

Entryway recessed from the building facade



Entryway
120.76 ft²

13'2 5/8"

9'1 5/8"

1448.10' HIGH

Legend

- Entryway
- Scale Reference
- Entryway Depth
- Entryway Width

Labels

Units

Code



1-STORY RESIDENCE 2,071 SF

← Back to sections

Showing relevant sections ⓘ



6. Building Articulation.

along at least 20% of façade length ✓

Plazas or courtyards - See Table 22.140.520-K in Section 22.140.520.H.5 ✓

Textured materials with relief, such as brick or wood siding - See Section 22.140.520.H.7.b (Façade Variety) ✓

For multi-unit (common entry) and mixed use buildings: Different materials or colors - 3 different materials or colors -

Horizontal or vertical banding or material - Projected or recessed 6 inches entire length of the building -

Project building slabs on each floor of building - 3 feet minimum for 75% of the floors. Slab projections may be used as balconies, provided they meet all required balcony dimensions -

b.7 - Provide increased fenestration (windows and doors) Covers at least 20% of total wall area

Passed

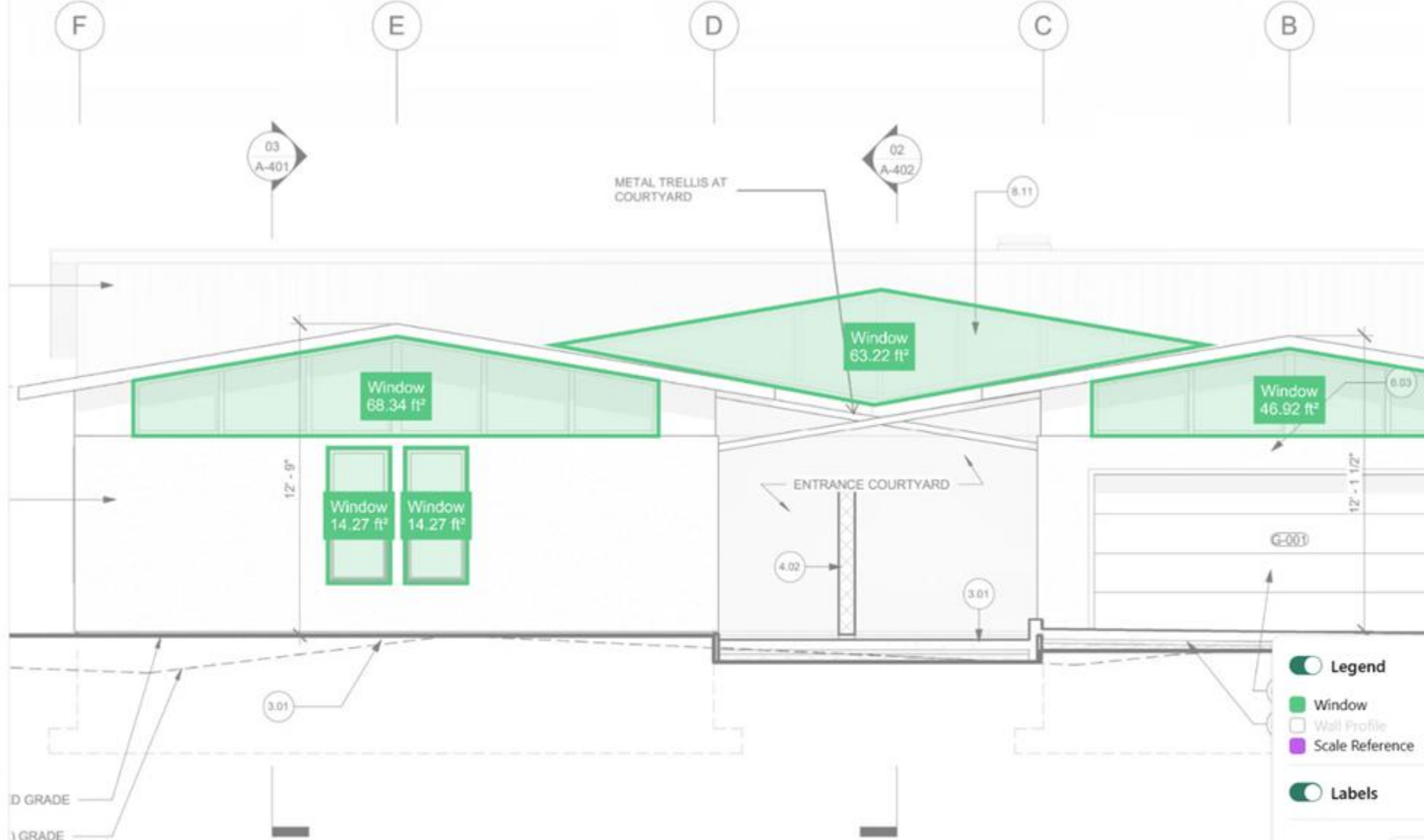
The windows and doors cover at least 539.02ft² (20%) of total wall area at 549.11ft² (20.37%).

b.9 - Offset plane from the primary façade 2 feet deep in at least 20% of façade area

Failed

The façade does not vary by 2ft for at least 20% of the façade length at 0%.

b.10 - Variation in roof height 4 feet high along at least 20% of façade length



Legend

- Window
- Wall Profile
- Scale Reference

Labels

Units

North Elevation (Front) | South Elevation | East Elevation | West Elevation

← Back to sections

Showing relevant sections

Yard Requirements

TABLE 22.320.090-B: YARD REQUIREMENTS

1.a - Minimum Yard Dimensions (linear feet): Front - Smallest front yard on same block (min. 20)

Passed

The yard depth is greater than or equal to 20ft at 43.12ft.

2 - Minimum Yard Dimensions (linear feet): Rear - 35ft if Lot Size \geq 20,000 (net sq ft) - 25ft if Lot Size $<$ 20,000 (net sq ft)

Passed

The yard depth is greater than or equal to 25ft at 37.66ft.

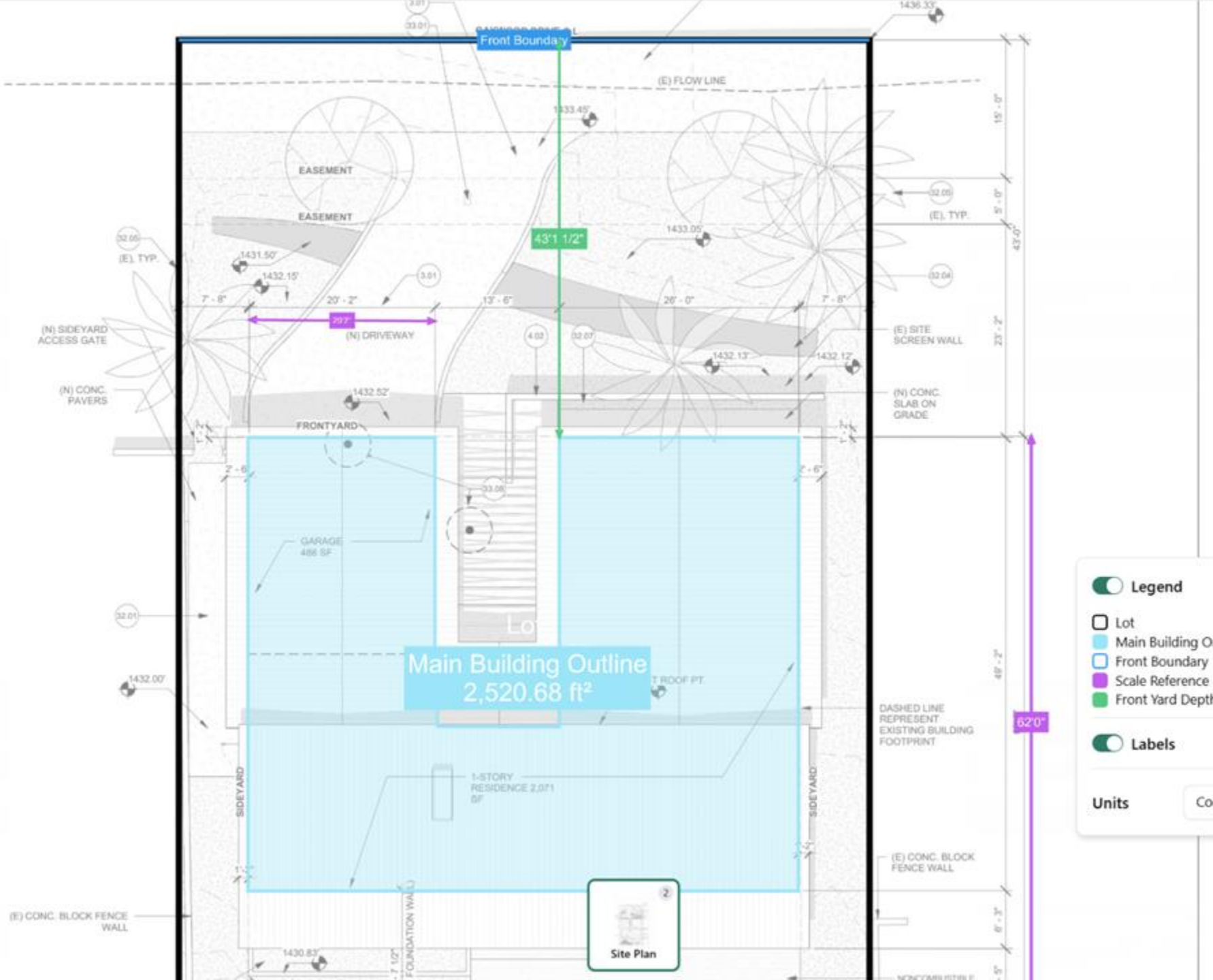
3 - Minimum Yard Dimensions (linear feet): Side Interior and Corner - 10% of average lot width (min. 5)

Passed

The yard depth is greater than or equal to 7.5ft at 7.5ft.

Average Lot Width

Name	Length
Lot Widths from Front to Rear at 10' Intervals	75', 75', 75', 75', 75', 75', 75', 75', 75', 75'
Average Lot Width	75'
10% of Average Lot Width	7.5'
Minimum Required Setback (Min. 5')	7.5'



Legend

- Lot
- Main Building Outline
- Front Boundary
- Scale Reference
- Front Yard Depth

Labels

Units

← Back to sections

Showing relevant sections ③

Summary

Results

Share

Yard Requirements

1.a - Minimum Yard Dimensions (linear feet): Front - Smallest front yard on same block (min. 20)

✓ Passed

The yard depth is greater than or equal to 20ft at 43.12ft.

2 - Minimum Yard Dimensions (linear feet): Rear - 35ft if Lot Size >= 20,000 (net sq ft) - 25ft if Lot Size < 20,000 (net sq ft)

✓ Passed

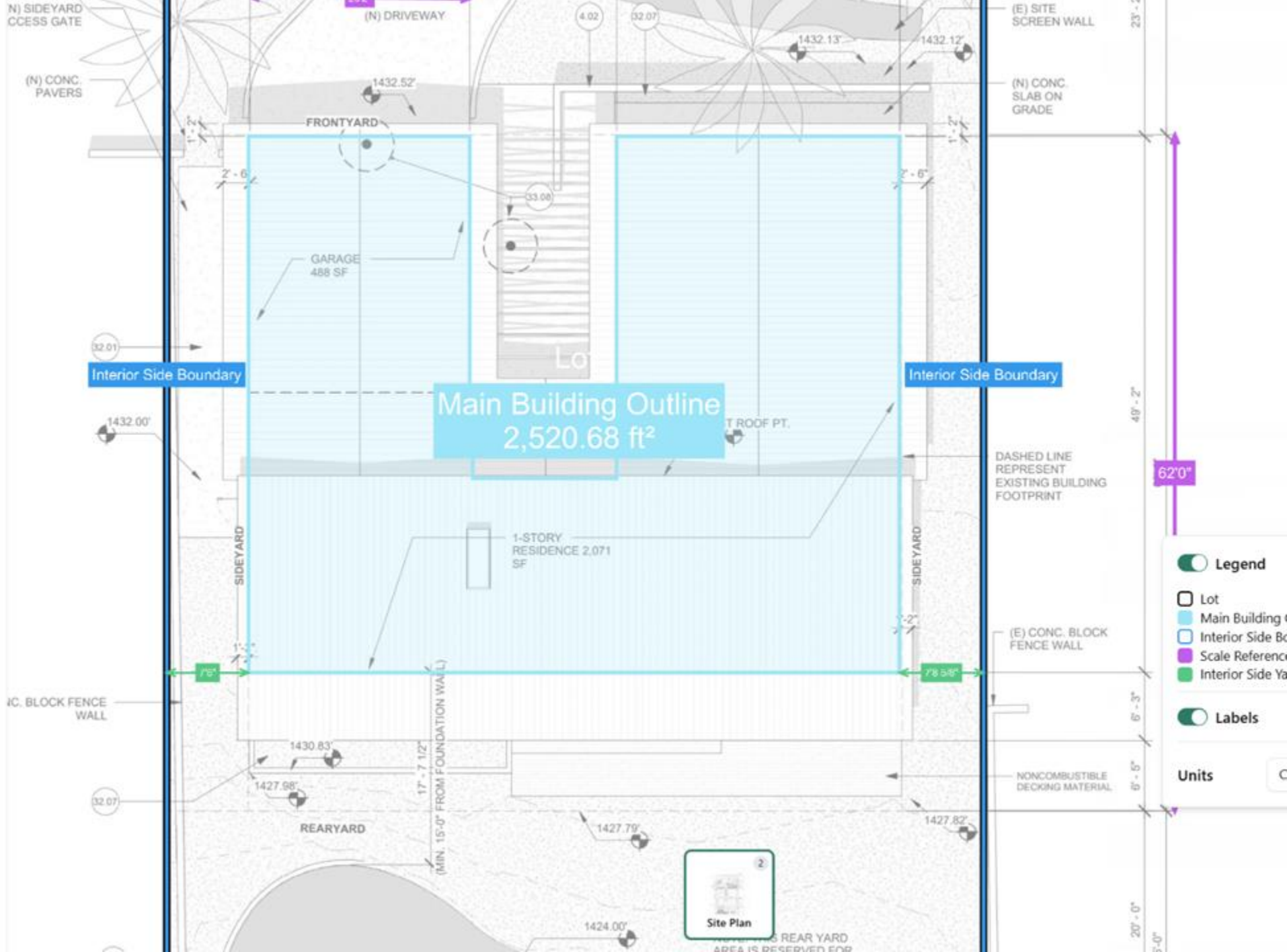
The yard depth is greater than or equal to 25ft at 37.66ft.

3 - Minimum Yard Dimensions (linear feet): Side Interior and Corner - 10% of average lot width (min. 5)

✓ Passed

The yard depth is greater than or equal to 7.5ft at 7.5ft.

Average Lot Width	
Name	Length
Lot Widths from Front to Rear at 10' Intervals	75', 75', 75', 75', 75', 75', 75', 75', 75', 75'
Average Lot Width	75'
10% of Average Lot Width	7.5'
Minimum Required Setback (Min. 5')	7.5'



Legend

- Lot
- Main Building Outline
- Interior Side Boundary
- Scale Reference
- Interior Side Yard

Labels

Units





Height Limits

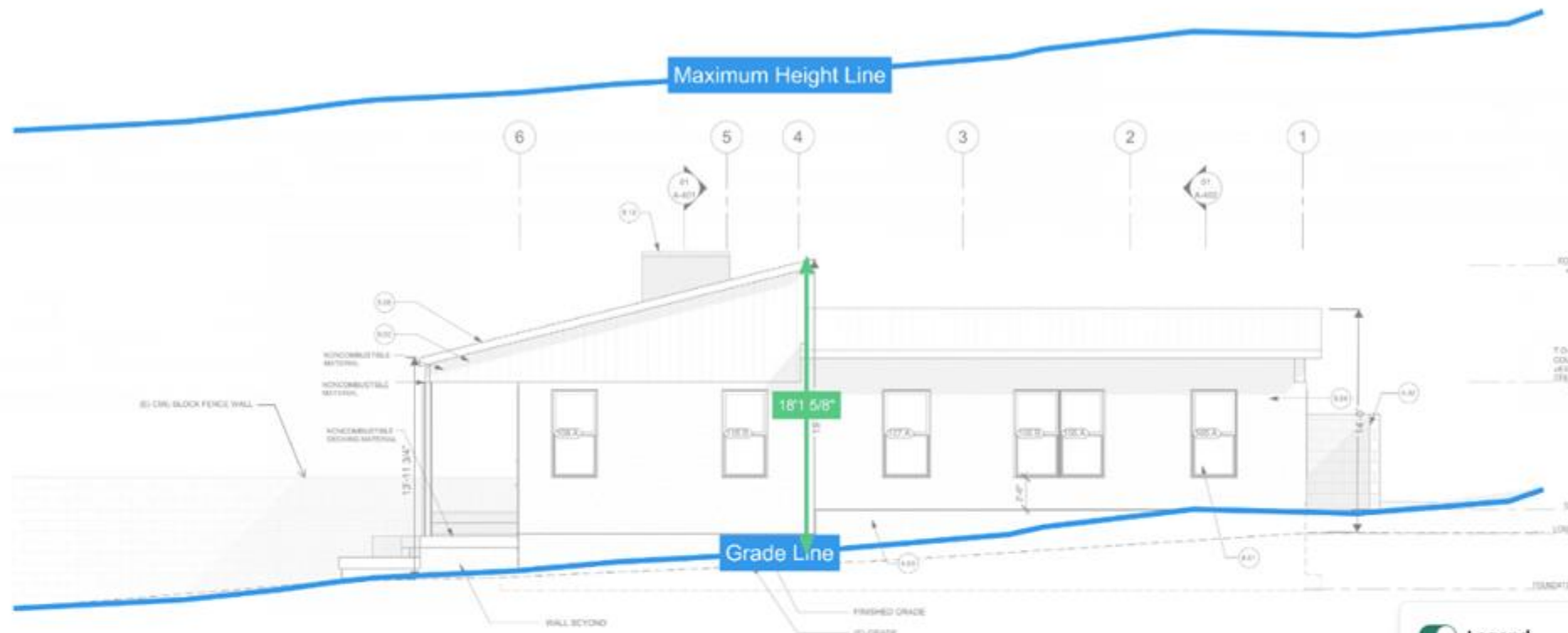


TABLE 22.320.090-C: HEIGHT LIMITS. - Maximum Building Height in Accordance with Altadena Community Standards District being 30' for lots...

Show more

Passed

The building(s) do not exceed 30ft above grade at 20.26ft.



Legend

- Maximum Height Line
- Grade Line
- Scale Reference
- Building Height

Labels

Units: Coor

- North Elevation (Front)
- South Elevation
- East Elevation**
- West Elevation



Deep Dive

Building Code



Minimum Glazing

Summary **Results** Submit

Showing Relevant Sections

R303 Light, Ventilation and Heating

R303.1 Habitable rooms

R303.1a - Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be...

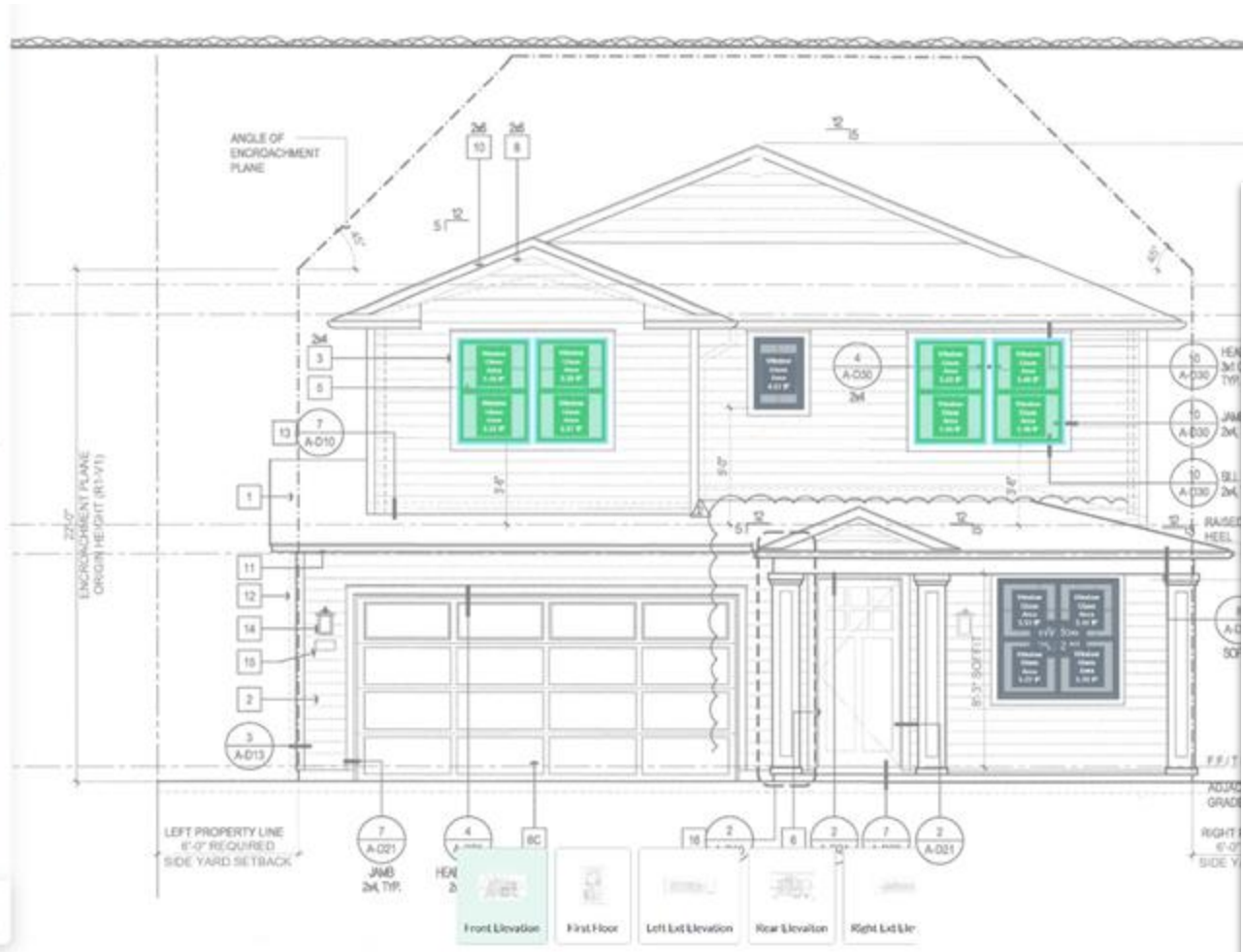
Passed

All habitable rooms were found to have an aggregate glazing area greater than or equal to 8%.

Habitable Room Aggregate Glazing Area

Habitable Space	Area (ft ²)	Window Glazed Area(ft ²)	Aggregate Glazing Area	Result
Level 1				
Living Room 0	412.57 ft ²	111.44 ft ²	27.02%	PASS
Living Room 1	242.95 ft ²	38.38 ft ²	15.72%	PASS
Kitchen 0	242.44 ft ²	47.98 ft ²	19.79%	PASS
Bedroom 0	126.68 ft ²	12.61 ft ²	9.95%	PASS
Level 1				

Back to Results Summary



Comparison of Habitable rooms in Plan and Windows from Elevation

Showing Relevant Sections

< R304 Minimum Room Areas >

R304.1 Minimum area.

R304.1 - Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m2). Exception: Kitchens.

Passed
All habitable rooms were found to reach the minimum area of 70ft2 at a minimum area of 126.68ft2.

R304.2 Minimum dimensions

R304.2 - Habitable rooms shall be not less than 7 feet (2134 mm) in any horizontal dimension. Exception: Kitchens.

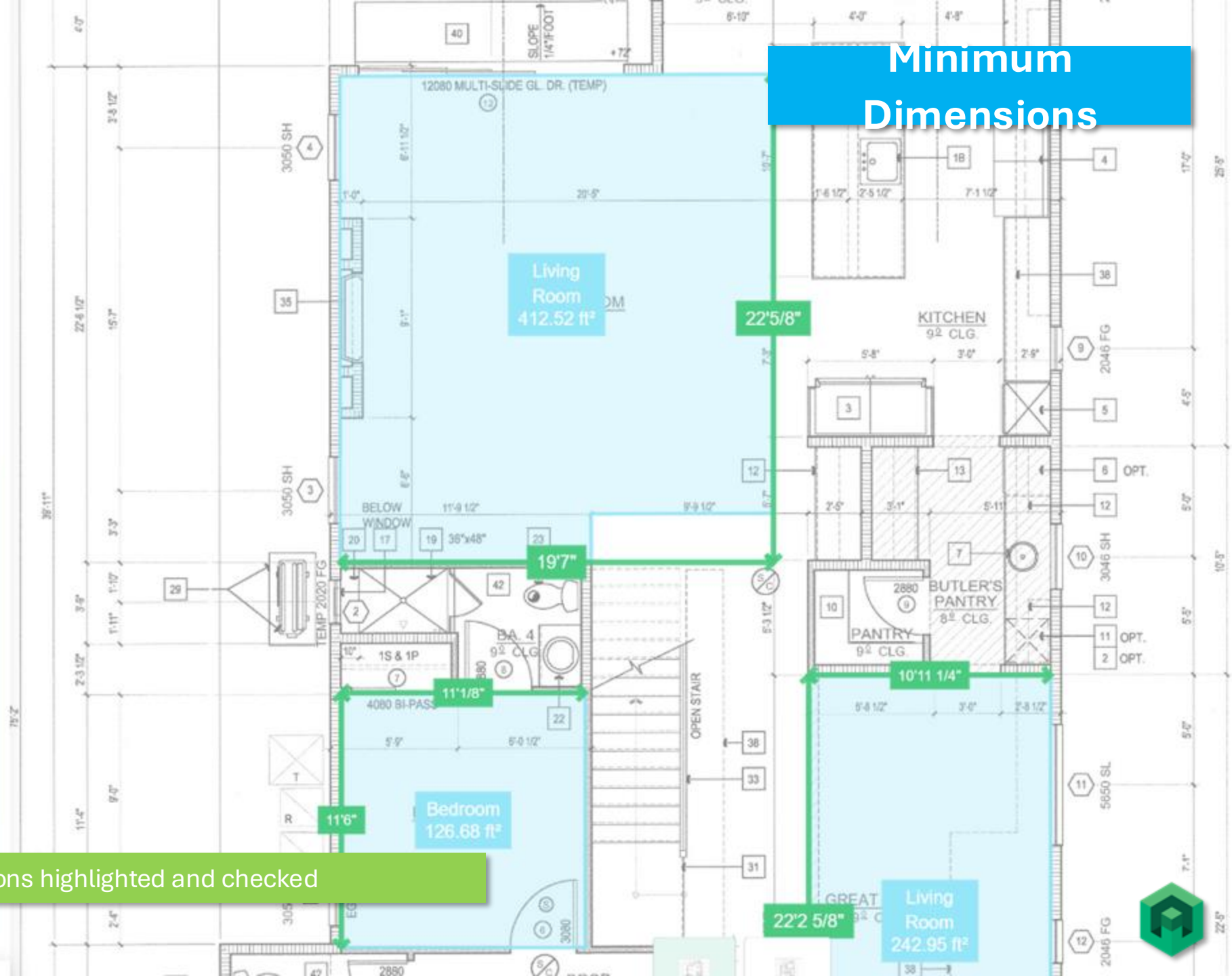
Passed
Habitable space that is not a kitchen was found to have a minimum dimension greater than or equal to 6'0".

Habitable Room Dimensions

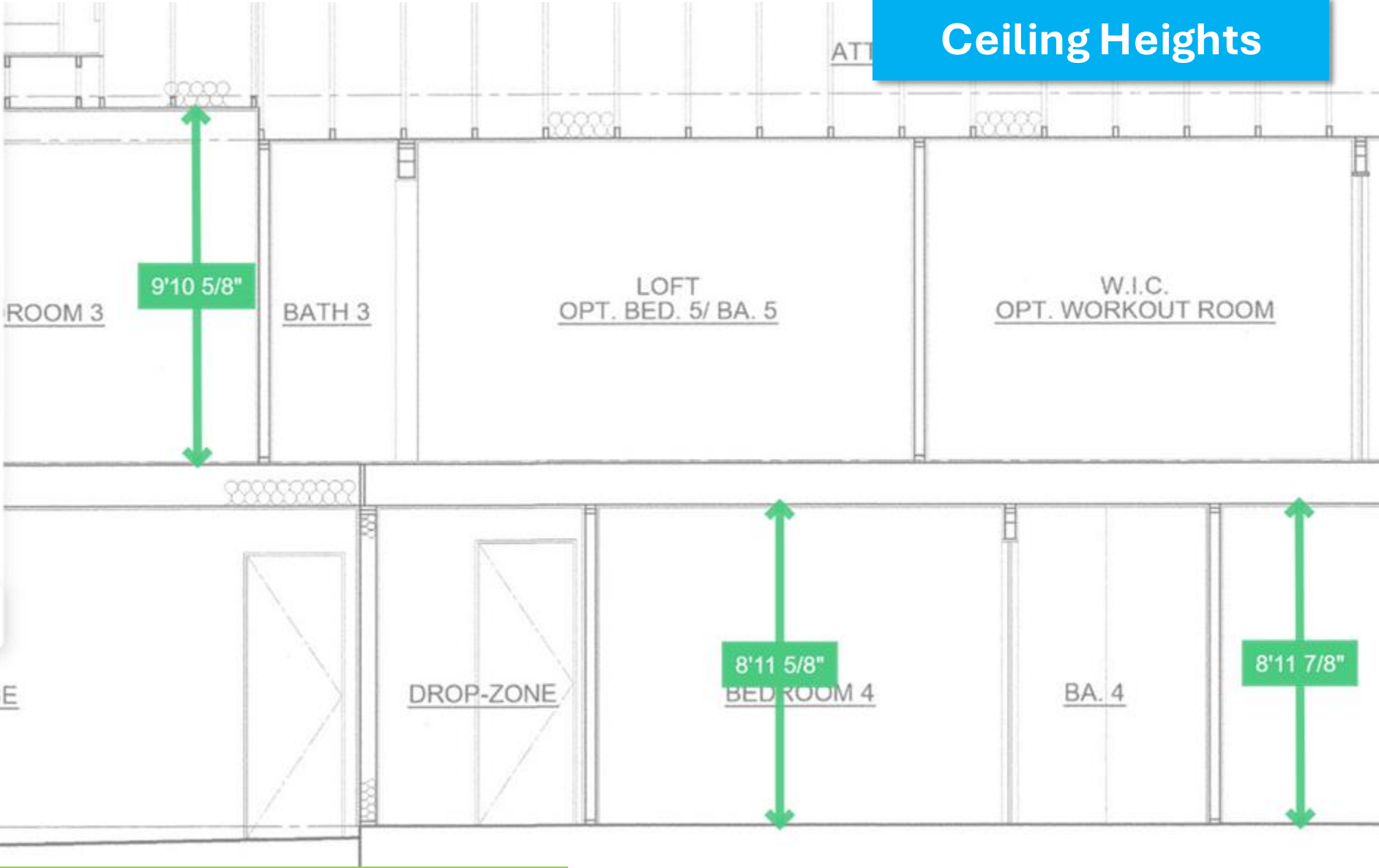
Habitable Space	Minimum Dimension (ft)	Maximum Dimension (ft)	Result
Level 1			
Living Room 0	19'7"	22'3/4"	PASS
Living Room 1	10'11 1/4"	22'2 5/8"	PASS
Bedroom 0	11'1/8"	11'6"	PASS
Bedroom 0	14'10 3/4"	15'6 1/8"	PASS

Each Habitable Room Dimensions highlighted and checked

Minimum Dimensions



Ceiling Heights



Submission: IRC_2021_Essentials_uat-2176215EB3

Summary **Results** Submit

Showing Relevant Sections

R305 Ceiling Height

R305.1 Minimum height.

R305.1a - Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

Passed
Habitable spaces and hallways were found to reach the minimum ceiling height of 6'0" at a minimum of 8'11 5/8".

R305.1b - Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Passed
All bathrooms, toilet rooms and laundry rooms were found to reach the minimum height of 6'8" at a minimum of 9'5/8".

Back to Results Summary

Lightbulb icon: Ceiling Heights checked by Room Type



Showing Relevant Sections

R306 Sanitation

R306.1 Toilet facilities.

R306.1 - Every dwelling unit shall be provided with a water closet, lavatory, and a bathtub or shower.

Passed
Bathroom(s) within the dwelling unit were found to contain a water closet, lavatory and bathtub or shower.

R306.2 Kitchen.

R306.2 - Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

Passed
The dwelling unit was found to have a kitchen containing a sink

Back to Results Summary



Sanitation



Detected Minimum Fixtures per Bathroom





Feedback and Iterations



Attempts (3)

Certificate Number	Creation Date	Status Bar
LACN_R1-C41103BD4B	9 Dec 2025	
LACN_R1-82EED2081D	28 Oct 2025	
LACN_R1-C17059A125	16 Oct 2025	

Title 22 - PLANNING AND ZONING

Disclaimer

Div 3 Zones > 22.18 Residential Zones

- 22.18.030 - Land Use Regulations...

Div 6 Development Standards > Chapter 22.110 - General Site Regulations

- 22.110.040 - Accessory Structures...
- 22.110.070 - Fences and Walls.

Div 6 Development Standards > 22.112 - Parking

- 22.112.070 - Required Parking...

Div 6 Development Standards > 22.126 - Tree Planting Requirements

- 22.126.030 - Tree Requirements.

Div 7 Standards for Specific Uses > 22.140.520 > F.Single-Unit Standards

- 4.Front Yards and Building...
- 5.Ground Floor Treatments.
- 6.Building Articulation.
- 7.Building Façade Details.
- 8.Landscaping, Walls, Fences, and...
- 9.Vehicle Parking Facilities.

Div 7 Standards for Specific Uses > 22.140.580 - Single-Family Residences

- B.Minimum Building Width.
- C.Minimum Floor Area.
- D.Roof and Exterior Siding...

Aitadena Community Standards Districts

- Yard Requirements
- Height Limits

Title 22 - PLANNING AND ZONING

Disclaimer

Div 3 Zones > 22.18 Residential Zones

- 22.18.030 - Land Use Regulations...

Div 6 Development Standards > Chapter 22.110 - General Site Regulations

- 22.110.040 - Accessory Structures...
- 22.110.070 - Fences and Walls.
- 22.110.090 - Projections into Yards.

Div 6 Development Standards > 22.112 - Parking

- 22.112.070 - Required Parking...

Div 6 Development Standards > 22.126 - Tree Planting Requirements

- 22.126.030 - Tree Requirements.

Div 7 Standards for Specific Uses > 22.140.520 > F.Single-Unit Standards

- 4.Front Yards and Building...
- 5.Ground Floor Treatments.
- 6.Building Articulation.
- 7.Building Façade Details.
- 8.Landscaping, Walls, Fences, and...
- 9.Vehicle Parking Facilities.

Div 7 Standards for Specific Uses > 22.140.580 - Single-Family Residences

- B.Minimum Building Width.
- C.Minimum Floor Area.
- D.Roof and Exterior Siding...

Aitadena Community Standards Districts

- Yard Requirements
- Height Limits

Title 22 - PLANNING AND ZONING

Disclaimer

Div 3 Zones > 22.18 Residential Zones

- 22.18.030 - Land Use Regulations...

Div 6 Development Standards > Chapter 22.110 - General Site Regulations

- 22.110.040 - Accessory Structures...
- 22.110.070 - Fences and Walls.
- 22.110.090 - Projections into Yards.

Div 6 Development Standards > 22.112 - Parking

- 22.112.070 - Required Parking...

Div 6 Development Standards > 22.126 - Tree Planting Requirements

- 22.126.030 - Tree Requirements.

Div 7 Standards for Specific Uses > 22.140.520 > F.Single-Unit Standards

- 4.Front Yards and Building...
- 5.Ground Floor Treatments.
- 6.Building Articulation.
- 7.Building Façade Details.
- 8.Landscaping, Walls, Fences, and...
- 9.Vehicle Parking Facilities.

Div 7 Standards for Specific Uses > 22.140.580 - Single-Family Residences

- B.Minimum Building Width.
- C.Minimum Floor Area.
- D.Roof and Exterior Siding...

Aitadena Community Standards Districts

- Yard Requirements
- Height Limits



Archistar and Zoning Review

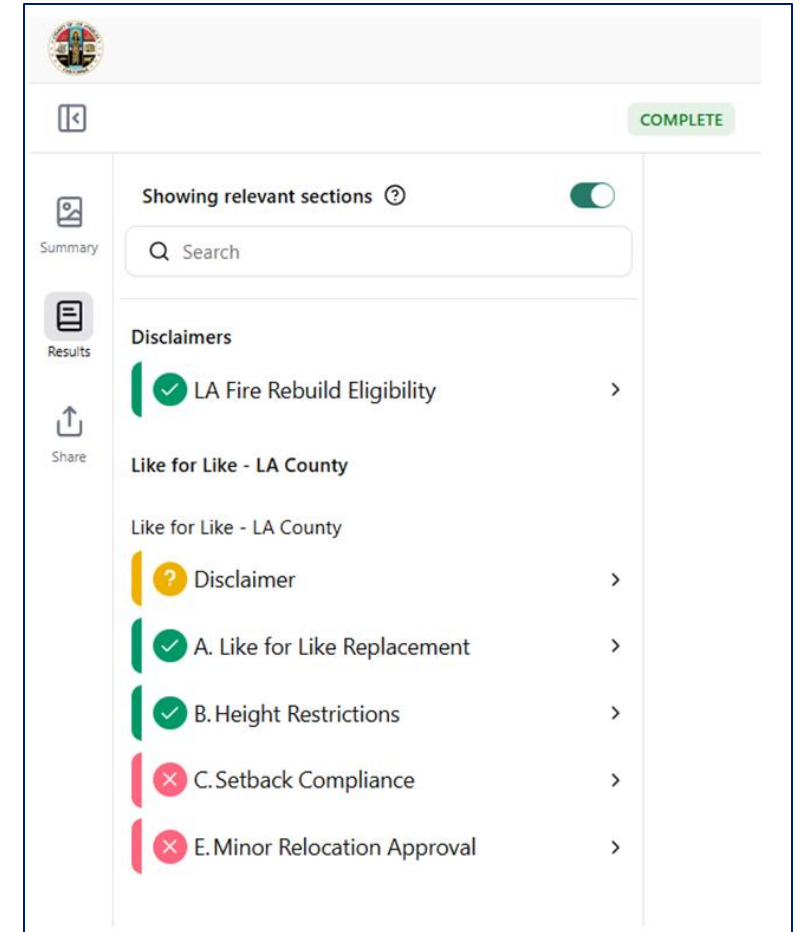
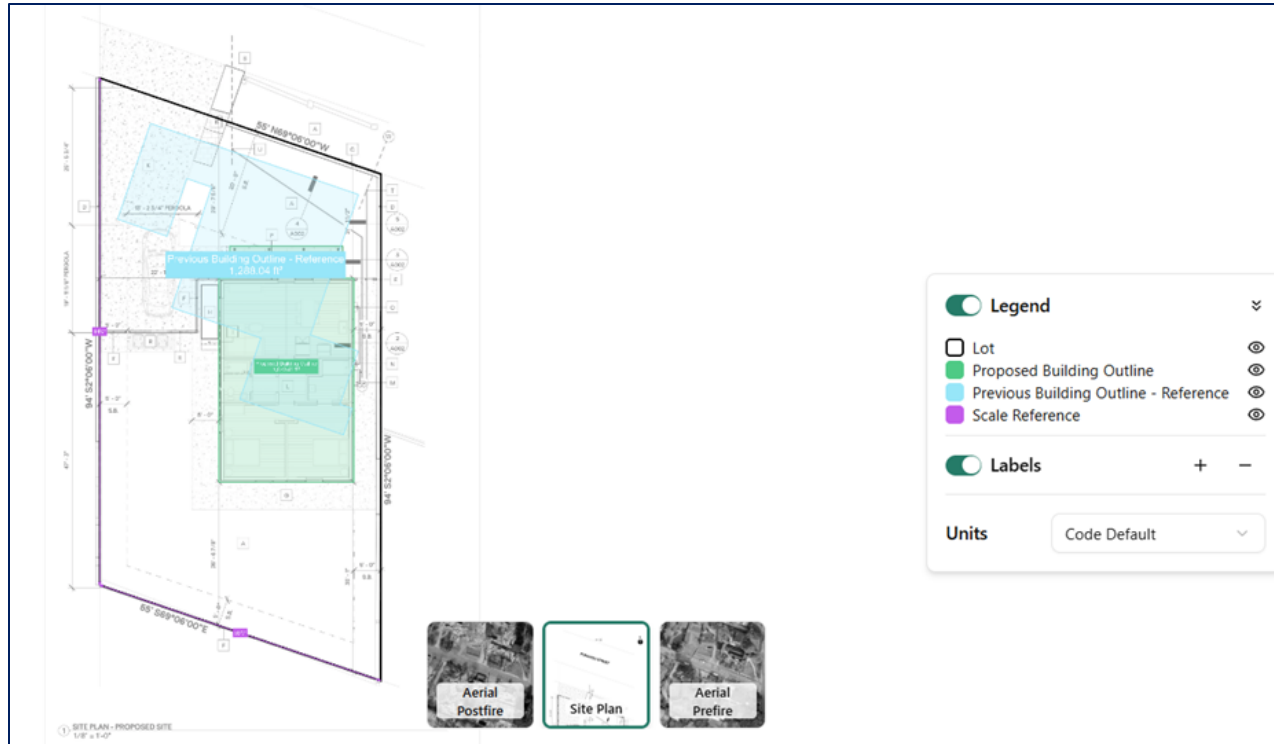
Glenn Kam

Department of Regional Planning

Regional Planning

- When a Planner receives an eCheck report
- Need for human review
- Time savings using eCheck

Receiving an eCheck Report



Human Review

3. The minor relocation of the like-for-like replacement will result in equal to or fewer impacts to protected oak trees, significant ridgelines, SEAs, or SEA Resources.

[Show less](#)

? Requires Manual Review

Planners will conduct a manual review to check on existing oak trees and this may impact the proposed project.



Time Savings

LA COUNTY PLANNING

Regional Planning - Archistar Time Savings

(In Business Days, Monday - Thursday)

Time Savings - Both Fire Areas - LFL*	Time Savings - Both Fire Areas - NLFL*	Time Savings - Eaton Fire - LFL	Time Savings - Eaton Fire - NLFL	Time Savings - Palisades Fire - LFL	Time Savings - Palisades Fire - NLFL
3.8 Days	3.6 Days	4.0 Days	3.6 Days	1.0 Days	<i>No Submissions Received</i>

*LFL = Like-for-Like Rebuild

*NLFL = Non-Like-for-Like Rebuild

*Updated 1/27/2026

Archistar and Public Works

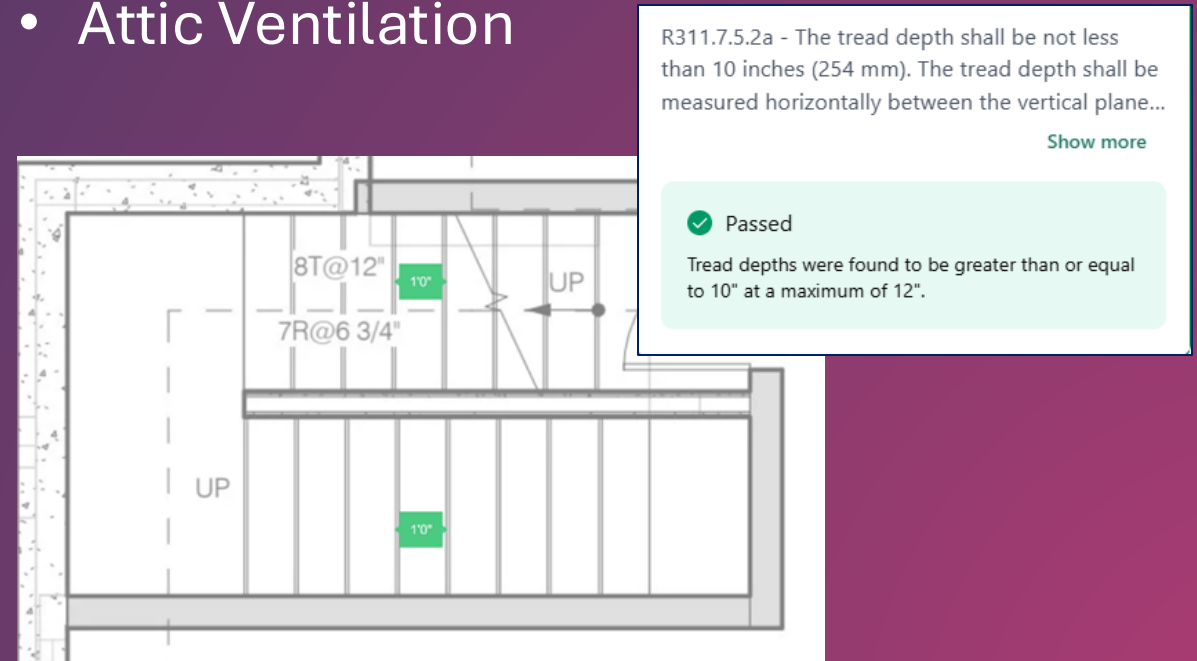
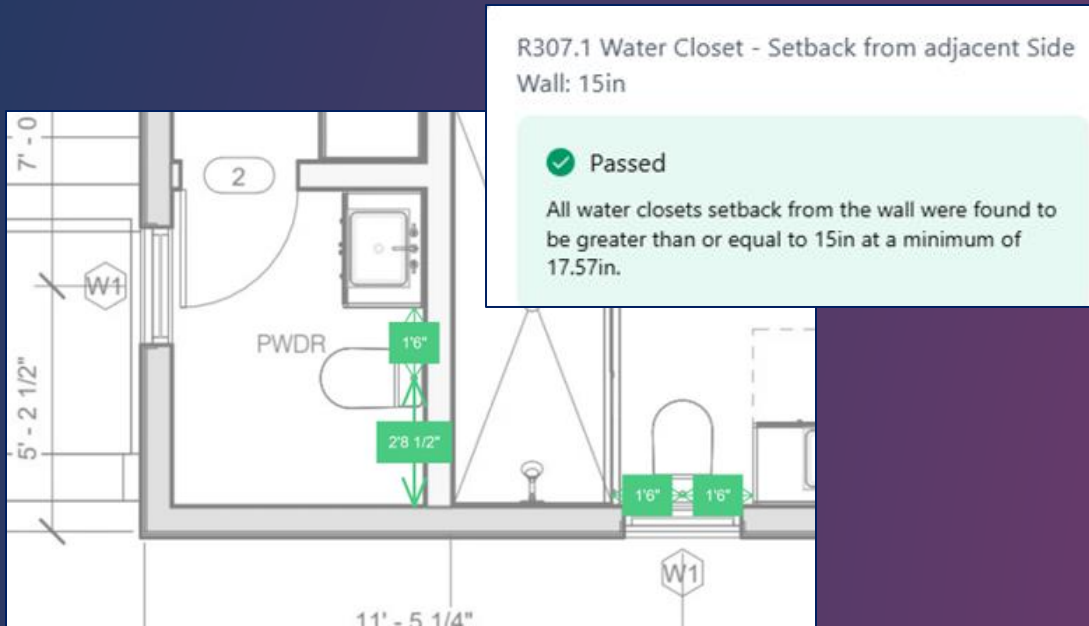
Charlie Kattan, P.E.
Department of Public Works

How Public Works Uses Archistar

- The goal is to use Archistar to expedite plan review and reduce permit approval times
- Currently a pilot program specifically for Fire Rebuilds
- What is Fire Life Safety and why we chose to implement this first?
- How are we checking the program for Accuracy?

Some examples of what Archistar can check for:

- Very High Fire Hazard Severity Zone Requirements
- Smoke/Carbon Monoxide Alarms
- Minimum Room Sizes
- Toilet, Bath and Shower Spaces
- Light & Ventilation
- Glazing
- Stairways
- Attic Ventilation



Conclusion

- Archistar limitations at this time:
 - Structural Plans and Calculations
 - Title 24 Energy Documents
 - Mechanical/Electrical/ and Plumbing Plans
- We hope to utilize AI to conduct more thorough checks

Archistar and Building Review

Andrew Pennington
Office of Mayor Karen Bass

Return & Rebuild LA Strong

Rebuilding Together Workshop

January 31, 2026



MAYOR'S OFFICE, CITY OF LOS ANGELES

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KAREN BASS
MAYOR OF LOS ANGELES

AI Pre-Plan Check

Goal: Support the Palisades recovery with emerging technology, to improve plan submission quality and thereby streamline permitting

- **Executive Directive 10** - Directs LADBS to explore and implement AI technology to support and expedite the Palisades rebuild.
- **Archistar eCheck** - Supported by philanthropy, including RiseLA, the City and County begin working with Archistar on an AI pre-plan check tool.

AI Pre-Plan Check

- **Emergency Order 1** - Initial development of the eCheck tool focused, for the City, on compliance with the streamlined zoning regulations for like-for-like rebuilds in E01
- **Emergency Order 8** - September 2025 release of next iteration of Archistar eCheck, incorporating pre-plan check of E08 Zoning compliance
- **Building Code Compliance** - In addition to Zoning compliance, Archistar eCheck helps homeowners review building plans for compliance with local building rules
- **Human Component and Metrics** - The City works collaboratively with Archistar on verification of the pre-plan check tool and development of future updates

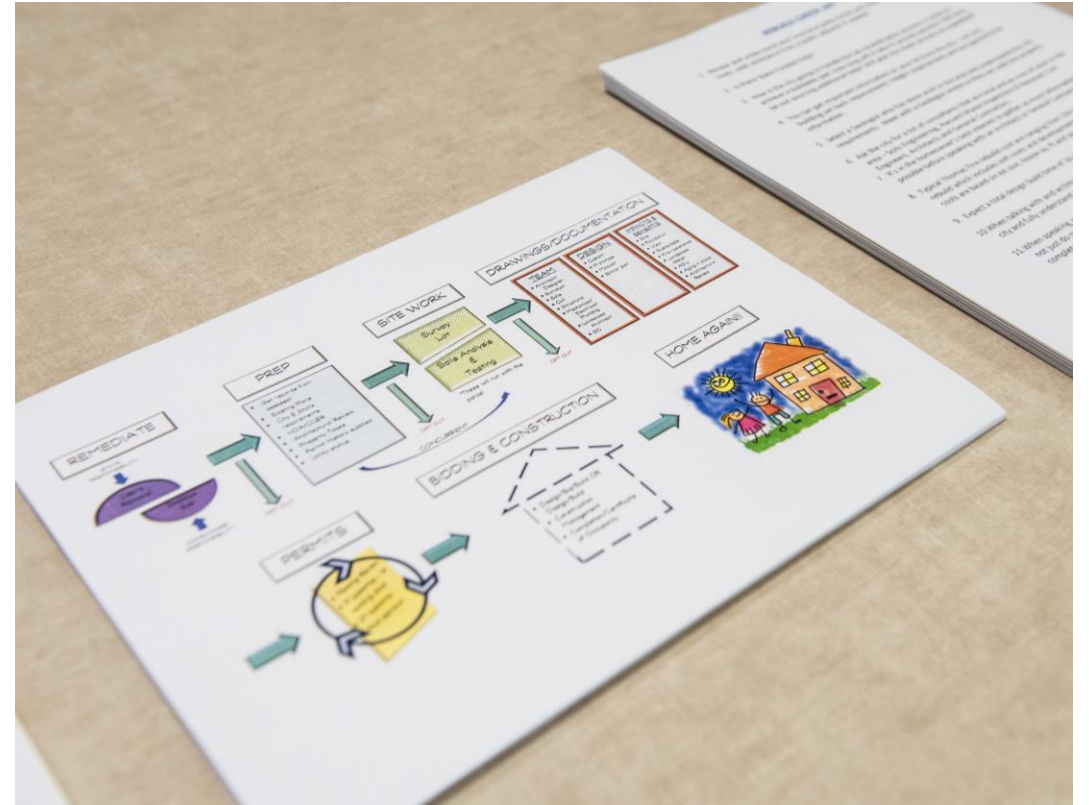
Accessing City eCheck Portal

- **Sign-up at start.archistar.ai/us/lacity**
- **Search Property Address**
- **Select eCheck Modules**
 - **Building Code**
 - **Zoning Code/E08**
 - **E01**
- **Upload Plans and/or Drawings**
- **Receive Compliance Report and Include with Building Permit Application**

Questions?

Steps to Submitting via LA County eCheck

1. Sign up for a free account at echeck.lacounty.gov
2. Look up your property address
3. Upload your architectural drawings in PDF format
4. Receive report showing compliance
5. Include a link to the report in your rebuild project application



 <https://echeck.lacounty.gov>

Provide Your Feedback

Scan the QR code to take our
survey!



The background image shows two individuals in full white protective suits, including hoods and respirators, standing in a severely damaged structure. The scene is filled with rubble and twisted metal, suggesting a disaster site. The overall color palette is a dark, muted blue, which serves as a backdrop for the white text.

Thank You

recovery.lacounty.gov