

2025 LAC Unincorporated Area – Permitting Progress Metric Descriptions

This dashboard tracks the permitting process for structures damaged or destroyed in the Eaton and Palisades fires across unincorporated areas of Los Angeles County.

Damage assessments for structures affected by wildfires follow the FIRESCOPE framework, which categorizes damage as follows:

- **Destroyed:** More than 50% of the structure is lost
- **Major Damage:** Damage 26%-50% of the structure
- **Minor Damage:** Damage to 10%-25% of the structure
- **Affected:** Damage to 1% - 9% of the structure
- **No Damage:** Less than 1% damage

(1 and 2) Damaged/Destroyed Parcels/Units

Damaged units refer to units that were Yellow Tagged as a result of Safety Assessment inspections. Structures have been assessed and deemed safe for limited access, but certain areas are restricted due to safety concerns. Restricted areas may include parts of the structure that are structurally compromised (e.g., living room, garage, etc.) and areas with unstable structures.

Destroyed units refer to unit that were Red Tagged as a result of Safety Assessment inspections. Structures have been assessed and deemed uninhabitable due to severe damage or safety hazards resulting from the wildfire. The red tagged units shall not be entered or occupied.

Units refer to residential dwelling units and commercial structures that were damaged or destroyed, including Single Family Residences (SFR), Multi-family Residences (MFR), Accessory Dwelling Units (ADU), Accessory Structures, and non-residential structures.

- **Dwelling Unit** refers to a single residential unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Parcel refers to a piece of land identified for taxation purposes, with legally defined boundaries.

(3) New Residential Average Days to Permit Issuance

This is the average time it took from the time the County Recovery Application was received to the time the building permit was issued. Business days are calculated based on a 5-day work week excluding County observed Holidays. This turnaround time exclusively applies to residential properties.

(4) Average Business Days Spent in County Review

This is the average time a project was in Review with the County Departments.

(5) Average Business Days Spent with Applicant

This is the average time a project was “waiting for applicant” to resubmit.

Rebuild Progress

The rebuild process ensures that the new construction complies with current regulations and standards while replacing the damaged or destroyed structure. Rebuilds can be categorized as:

Like-for-Like Rebuilds: Reconstruction that matches the original structure in size, location, and use, with allowances for minor modifications.

Custom Rebuilds: Reconstruction potentially involves an increase in size, height, or use and is subject to more extensive reviews and approvals.

- **(6) Rebuild Application Received**
- **(7) Zoning Review Cleared:** Evaluates a building or development proposal to verify that it aligns with zoning requirements.
- **(8) Parcels with Full Building Plans Received** Indicates a full Building Submittal Package including Structural Plans, Calcs, and Title 24 has been submitted, screened and review initiated.
- **(9) Building Plans Approved** Indicates Building Plans have been Approved pending agency clearances or are ready to issue pending additional information from the applicant or permittee.
- **(10) Building Permits Issued:** Indicates that the submitted project plans have completed all required reviews (e.g. zoning, building, fire, public works), and the jurisdiction has formally approved the project, allowing physical construction to legally begin. This also includes repair permits that may not have required plan review.
- **(11) Rebuild in Construction – New Residential**
- **(12) Construction Completed – New Residential:** Indicates the project has been built, passed all inspections and is ready for legal occupancy or use.

Map Layers

- **(same as 12) Rebuild Permits Construction Completed**
- **(same as 11) Rebuild Permits In Construction**
- **(same as 10) Rebuild Permits Issued**
- **(13) Parcels 2025 Fires Debris Removal – Red and Yellow Tags**

Application and Permit Type Definitions

Plans in Review

- Once building plans are submitted to the county, they undergo a review process with Public Works (PW) to verify compliance with legal requirements and ensure structural safety prior to construction.
 - *To describe the section in general since the below explains the difference between each permit type.*

New Residential

- **(14) Residential – SFR:** Single-Family Residences (SFR) defined as 2 units or less (duplex, apartment, condo, etc.).
- **(15) Residential – MFR:** Multi-family Residences (MFR) which are defined as a structure with 3 or more units.
- **(16) ADU:** Accessory Dwelling Unit (ADU). To be counted as separate, the structure would be detached from the Single-Family Residence.

Other

- **(17) Non-Residential:** Hotels, Motels, Motor Inns, Amusement and Recreation Buildings, Churches and other Religious Buildings, Industrial Buildings, Commercial Parking Garages open to the public, Service Stations Repair, Garages, New Hospitals, Clinics and Institutional Buildings, Office, Banks, and Non-Med Professional Buildings, Public Works and Utility Buildings, Schools and other Educational Buildings, Stores and other Mercantile Buildings.
- **(18) Accessory Structures:** This would include any structure accessory to the main structure (garage, shed, etc.).
- **(19) Repairs Only:** Existing structure repairs, such as drywall, roof, windows, signage, etc.
- **(20) Miscellaneous:** May include temporary power poles, slope remediation, etc.

Building Plans Stages **(New Residential Only)** - Pie Chart and Table

- **(21) Initial Review In Progress:** This is the status when a plan is actively under review for the first time.
- **(22) Returned Plan With Comments:** This is the status when a plan has been reviewed but not approved. At this stage, the plan is sent back to the applicant with the appropriate comments.
- **(23) Recheck in Progress:** This is the status when a plans have been resubmitted for review after the initial plan review.
- **(24) Plan Approved Pending Clearances:** This is the status when the Building Plan Checker has approved the plans. The permit will be issued once all Agency Clearances as required in the Agency Clearance document have been approved and provided for final review.
- **(25) Ready To Issue Pending Applicant:** This is the status when the permit is now ready to be issued. Applicable fees will be invoiced and declarations sent for review and signature. The declarations will be signed by either a Licensed Contractor or an Owner if the permit is pulled Owner/Builder.
- **(26) New Residential Permits Issued:** This is the status when the plan has been approved, and the permit has been granted to the applicant.

Permits in Construction

- Once permits are issued, there are several inspections that are required during the construction process. The pie-chart and table break down the status of the stages each project under construction is in.

Construction Stages **(New Residential Only)** - Pie Chart and Table

- **(27) Pre-Construction:** This is a pre-construction meeting to establish required inspections and roles of all professionals within the Construction and Design Teams.
- **(28) Early Inspection – Location/Setbacks:** This may include verification via survey or other means to determine proper location and setback for the structure. This stage also includes raised floor framing, underfloor insulation, 1st floor sheathing, underground electrical, and under floor/slab.
- **(29) Framing:** Construction at this stage includes roof sheathing, framing/bracing for the structure, rough mechanical, rough electrical and rough plumbing.



LA County Recovers

- **(30) Exterior Lath, Insulation, Drywall:** This stage includes insulation/weather strips, interior lath/drywall, and exterior lath.
- **(31) Exterior Utilities Connections:** This stage includes service panel, water service, sewer, and gas.
- **(32) Final Inspection:** This is at the completion of construction after all agencies (i.e Fire Department, etc) have inspected the structure and all prior inspections have passed. Once final inspection has been signed off, a Certificate of Occupancy is released.
- **(33) Permits Finaled/Certificate of Occupancy to be Issued:** This stage includes new residential projects that have been built, passed all inspections and is ready for legal occupancy or use.