Rebuilding Together

Navigating Inspections

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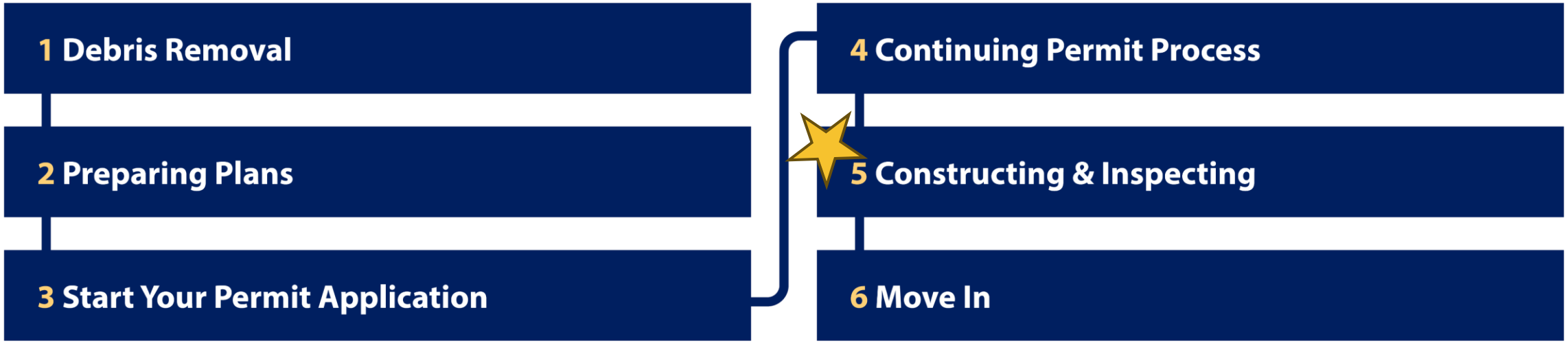
LA County Recovers

Rebuilding Steps



Today's Agenda

Introductions and Overview

After introductions, we will share a brief overview of the rebuilding process.

Inspections

We'll talk about how inspections work, how to use EPIC-LA, best practices to keep you on track, and next steps in the rebuilding process.

Q&A and Conclusion

There will be an opportunity to ask questions directly to LA County representatives.

Note: This workshop is not intended to replace project-specific guidance from County inspectors.

LA County Recovers

Inspections: An Overview

Purpose of Inspections

Inspections are required to make sure that the construction is in alignment with approved plans and conforms to the code.

Your project will **require inspections at key stages of construction**, including foundation, under-floor, framing, and others depending on your project's scope.

A final inspection is required before you can occupy the property.

Inspection Milestones

- **Pre-Construction**
- **Early Inspection – Location/Setback**
- **Framing**
- **Exterior Lath, Insulation, Drywall**
- **Exterior Utilities Connections**
  - Must contact utility companies for location
- **Deferred Items**
- **Final Inspection**

  Required agency clearances before the Building Department inspection:
  - CND
  - Fire Department
  - Public Health for septic systems
  - Fuel Modification

Phases of Inspection

Step 1: Before Construction Begins
- Obtain the required survey to establish rebuild location, elevations, and site conditions

Step 2: Begin Construction and Request Inspections

Step 3: Inspector Reviews Construction
- Inspector reviews and verifies the construction work to ensure it meets applicable requirements.

Corrections Needed?

Yes

Correction Notice
- Inspector identifies violations
- Contractor makes the required corrections
- Contractor requests a follow up appointment

No

Partial Pass
- Inspector approves the work completed to that point
- Construction can proceed to the next required inspection

Day of Inspection Requirements

A responsible party must be **on site** for the inspection.

Materials needed as applicable:

- Approved plans (print copy)
- **Building card (issued at the time of permit issuance)**
- Temporary fencing
- Temporary address
- BMPs (Best Management Practices)
- Survey report
- Deputy reports
- Any equipment needed to conduct the inspection

  (i.e. ladder, gauges, wrenches, etc.)

***this list is not all encompassing but a suggested starting point for materials on site.**

Day of Inspection – Required Documentation

These documents may need an engineer's stamp.

Required documentation, when applicable, includes:

- Compaction report
- Pad certification
- Structural observation reports
- Approved fuel modification
- Sprinkler approval from Fire Department
- Height survey

Day of Inspection – Deferred Items

Deferred items need to be approved by time of inspection.

Deferred application items:

- Sprinklers (Framing Inspection)
- Trusses (Roof and Shear Inspection)
- HERS report (Final Inspection)
- Insulation certificate (Final Inspection)
- Fuel modification (Final Inspection)

Final Step: Receive Your Certificate of Occupancy

Post-Construction Survey

Share your rebuild experience.
After completing construction, take the brief survey so we can learn about your experience and how we can improve the rebuilding process.

Inspection Tips and Reminders

Helpful Tips

Throughout inspections, keep the following in mind:

- Submit plan revisions and obtain approval prior to inspections
- Keep approved plans on site
- Have property address on site
- Install temporary fences
- Have structural observations and pad certifications
- Submit deferred plans – DO NOT wait to submit
- Obtain your CND Clearance (Construction and Demolition)
- Install electrical panels as shown on the approved plans
- Schedule your appointment in EPIC-LA

Best Management Practices

WHAT TO KNOW DURING CONSTRUCTION

- Inspections are required on every construction site, of any size.
- Include the Best Management Practices attachment as notes on building and grading plans.
- Keep sediment, concrete, waste and wash water on site and out of drains.
- Cover stockpiles and trash.
- Store chemicals safely and clean spills immediately. Never dispose of spills into a drain.
- Property owner must sign the certification statement.

ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

Virtual Inspections

- To help streamline the rebuild process, permit holders can conduct virtual inspections using a smartphone or tablet.
- Virtual inspections are typically limited to corrections for new construction.
- Virtual inspections are not guaranteed and are at the discretion of the inspector.
- Work with your inspector to verify your virtual inspection.

WHAT QUALIFIES FOR VIRTUAL INSPECTIONS

- Smoke/CO Detectors
- Insulation
- Minor corrections

Deputy Inspections/ Special Inspections

- **Deputy Inspectors provide a service to builders who require continuous inspection and periodic inspection depending on the type of specialized work.**
- Property owners employ the deputy inspector.
- Deputy inspectors can be located through the **Los Angeles County Special Inspector Roster** at www.pw.lacounty.gov/building-and-safety
- Deputy inspectors will coordinate with LA County Inspectors to inform them of the type of work they are going to observe and submit a report on the LA County Deputy Form.
- The report will be reviewed by LA County Inspectors to ensure that it satisfies the LA County Code Requirement

Deputy inspectors are needed for work such as:

- Block work
- Post installed anchors
- Steel welding
- Bolting
- etc.

Working Hours & Noise Control

NOISE CONTROL

For Residents Impacted by the Wildfires

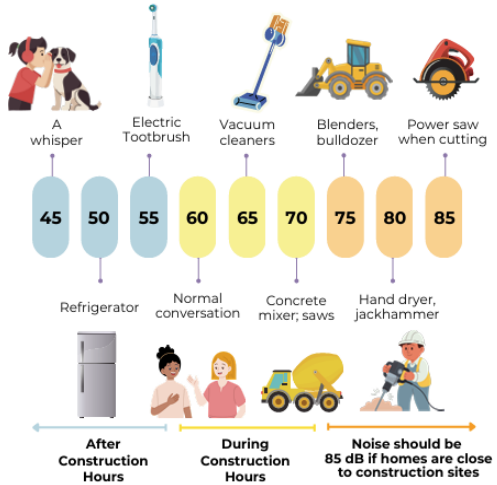
Change to the Los Angeles County Noise Control Ordinance

Public Health has modified the Noise Control Ordinance to allow for extended construction hours on weekdays, Saturdays, Sundays, and holidays.

This change aims to support residents and builders by providing more construction hours while making sure the community is safe and comfortable, and bringing the community closer to being rebuilt. **Extending working hours speeds up construction by enabling an additional 6 hours per week.**

SOUND LEVELS

Noise should be below **85 dB** from **7:00 a.m. to 8:00 p.m.**
Noise should be below **45 dB** from **8:01 p.m. to 6:59 a.m.**



MODIFIED PUBLIC HEALTH CONSTRUCTION LAW

- Construction noise will be allowed:
  - **7:00 a.m. to 8:00 p.m.**
    - **Monday - Saturday**
  - **7:00 a.m. to 7:00 p.m.**
    - **Sundays and Holidays**
- **No construction** allowed:
  - **8:00 p.m. to 7:00 a.m. daily**

TO MAKE A NOISE COMPLAINT:

- Call **(800) 700-9995**
  - Monday - Friday
  - 8:00 a.m. to 5:00 p.m.

-or-

- Visit our website: **ph.lacounty.gov/eh/**

-or-

- Scan the QR Code

County of Los Angeles Public Health

COMPLAINT PROCESS

Once a complaint is received, an inspector will visit the worksite to check on the noise.

If the inspector finds that the noise is too loud, the **builder will be given a notice** that says what is needed to lower noise.

The inspector will contact the complainant to check if the problem was resolved.

The inspector will go back to check that the noise is within the limits.

[1/2026]

For questions regarding these guidelines, please contact Environmental Health at **(888) 700-9995** or **scan the QR Code**

County of Los Angeles Public Health

Additional Tips

Plan & Documentation

- Review and verify plan documents
- Track and incorporate plan revisions
- Complete required structural observations

Inspections & Testing

- Foundation and structural inspections
- Compaction reports
- Rebar inspections, including UFER
- Electrical panel inspections
- Power service inspections
- Gas release inspections

Construction & Scheduling

- Construction and debris management is the contractor's responsibility
- Submit inspection requests and schedule inspections on time
- Select an AM or PM inspection window

Property Rehab & Code Enforcement (PRCE)

Code Enforcement Overview

Code Enforcement Violations

Work Without Permits

- Enforced by LA County Building & Safety
- **Report a Violation**
  https://ladpw.org/bsd/rav/index.cfm?action=ce-violation

Property Rehabilitation Violations

Unmaintained Properties

- Overgrown vegetation, weed, trash, junk and debris, etc.

Property Rehab and Code Enforcement

This section will cover the following:

- Simple ways to stay in compliance
- What happens if you receive a violation notice
- What to expect from the code enforcement process

Avoiding Code Enforcement Issues at All Stages of Rebuild

CODE ENFORCEMENT

Before You Build

Always Obtain all Necessary Permits

- Confirm all permits have been issued by local jurisdiction, including Grading, Building, Electrical, Mechanical, Plumbing and Sewer permits, if required.

- **Note:** Work exempt from Building & Safety permits may still need approvals from other agencies.

PROPERTY REHABILITATION

Maintain Your Property

Overgrown Vegetation & Weeds

- Keep the property clear of overgrown vegetation and weeds to reduce fire hazards and maintain compliance with County Standards.

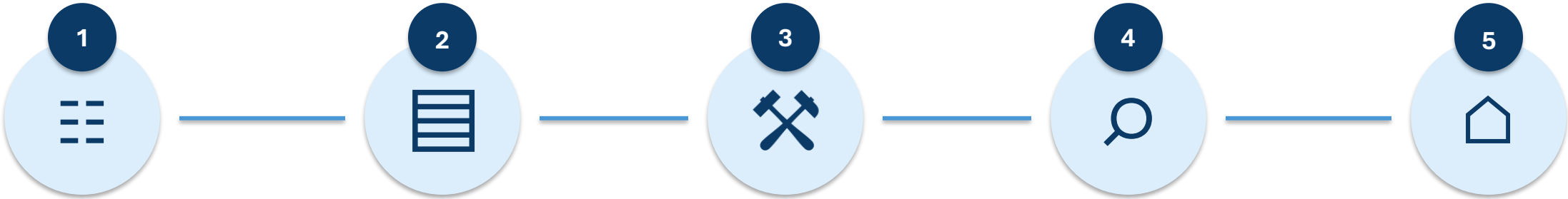
Trash, Junk and Debris

- Regularly remove trash, junk, and discarded materials to prevent nuisance conditions and code violations.

Proactive maintenance of your property will prevent code enforcement actions.

Code Enforcement Process if a Violation is Identified

What owners and contractors can generally expect:



Issue Identified

A complaint is received or an inspector observes a possible violation during field activities.

Notice / Direction

A written notice describing the violation(s) with the required timeframe to correct the violation(s) will be posted on the property and mailed to owner.

Correct

Building code enforcement violations require permit issuance.

Property rehabilitation violations require removal of items in violation.

Follow Up

A follow-up inspection will be conducted to verify that the violation(s) have been corrected.

Closure

Once all required corrections are verified, the case will be closed.

If the violation(s) are **not** corrected, the County may record a Notice (lien) on the property, and additional enforcement actions may be taken.

Early communication with the assigned inspector can help prevent unnecessary delays.

If you have questions or need clarification, please contact the inspector listed on your notice.

Keep Your Rebuild Moving

A few practical steps can help keep your rebuilding project moving forward.

PLAN & PERMIT

Confirm all permits have been issued by local jurisdiction.

MAINTAIN THE SITE

Keep your property clear of trash, junk and debris, and clear of all overgrown vegetation and weeds.

COMMUNICATE & PLAN EARLY

If you receive any notification from Code Enforcement, please contact the assigned inspector as soon as possible for guidance.

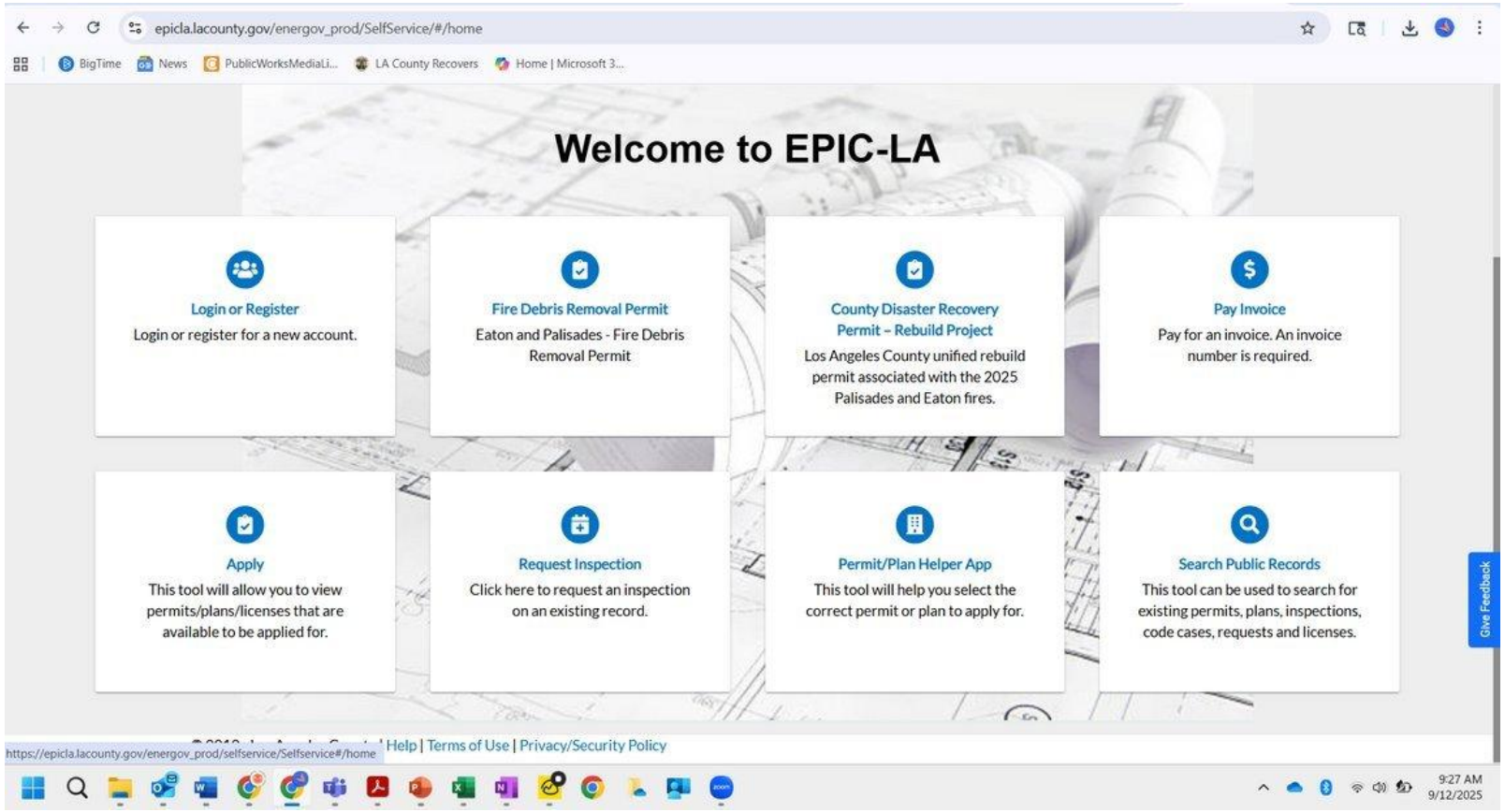
The goal is to help ensure your rebuild goes smoothly and to prevent any code enforcement issues.

Request an Inspection through EPIC-LA

Using EPIC-LA to Request an Inspection

EPIC-LA is Los Angeles County's online system for managing permits and inspections.

It helps residents, businesses, and developers oversee their building projects from start to finish.



Request an Inspection Overview

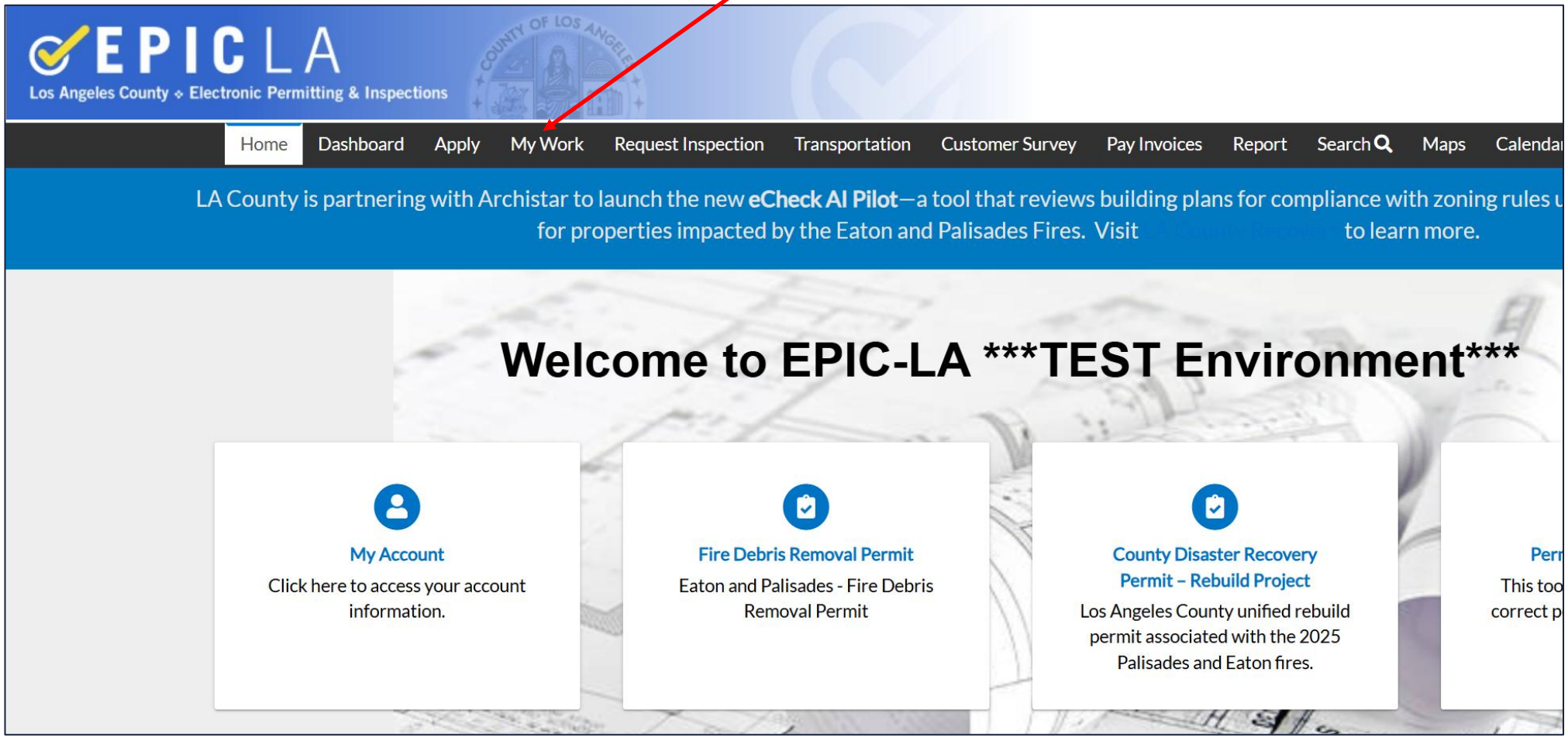
Inspections can be scheduled within **two business days.**

1. **Log in to EPIC-LA**
2. **Find your permit**
3. **Verify your contact information is correct**
4. **Request an Inspection**

If you experience any technical issues with EPIC-LA, please contact: **epiclahelp@LACounty.gov**

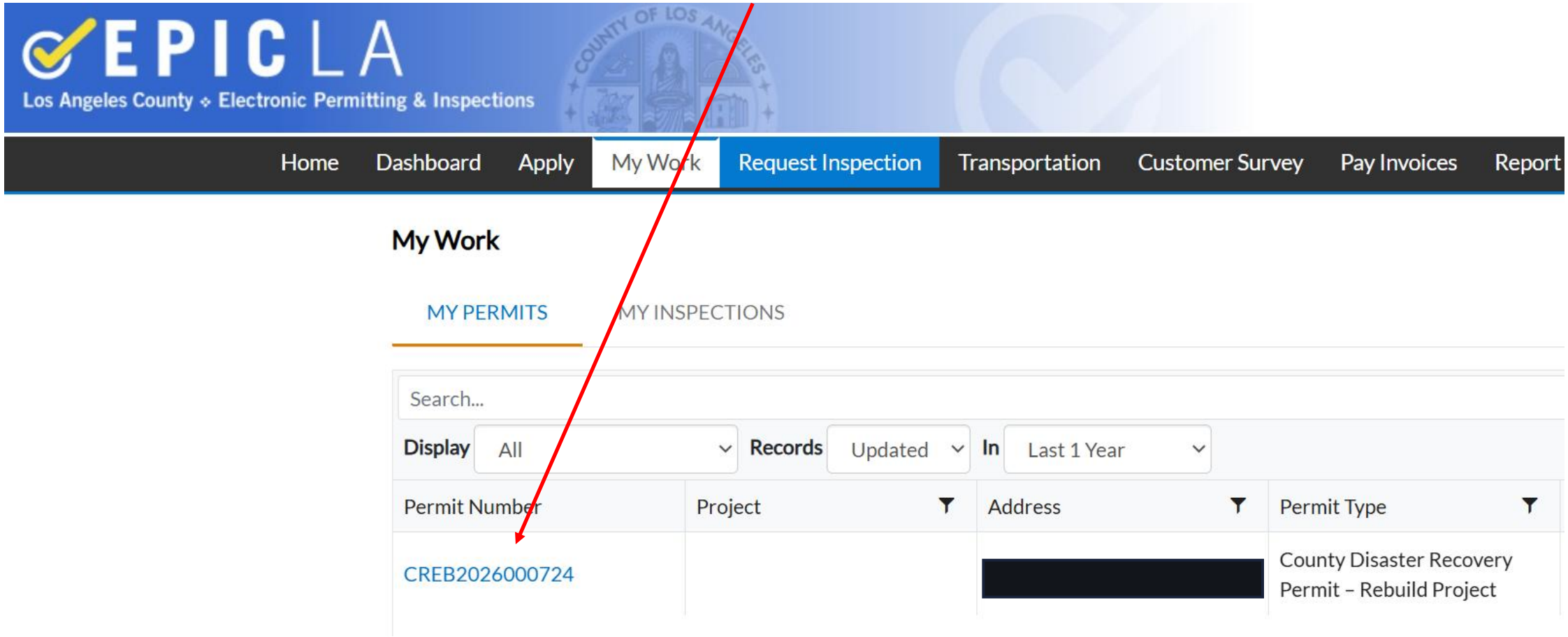
How to Request an Inspection

Step 1: Click "My Work"

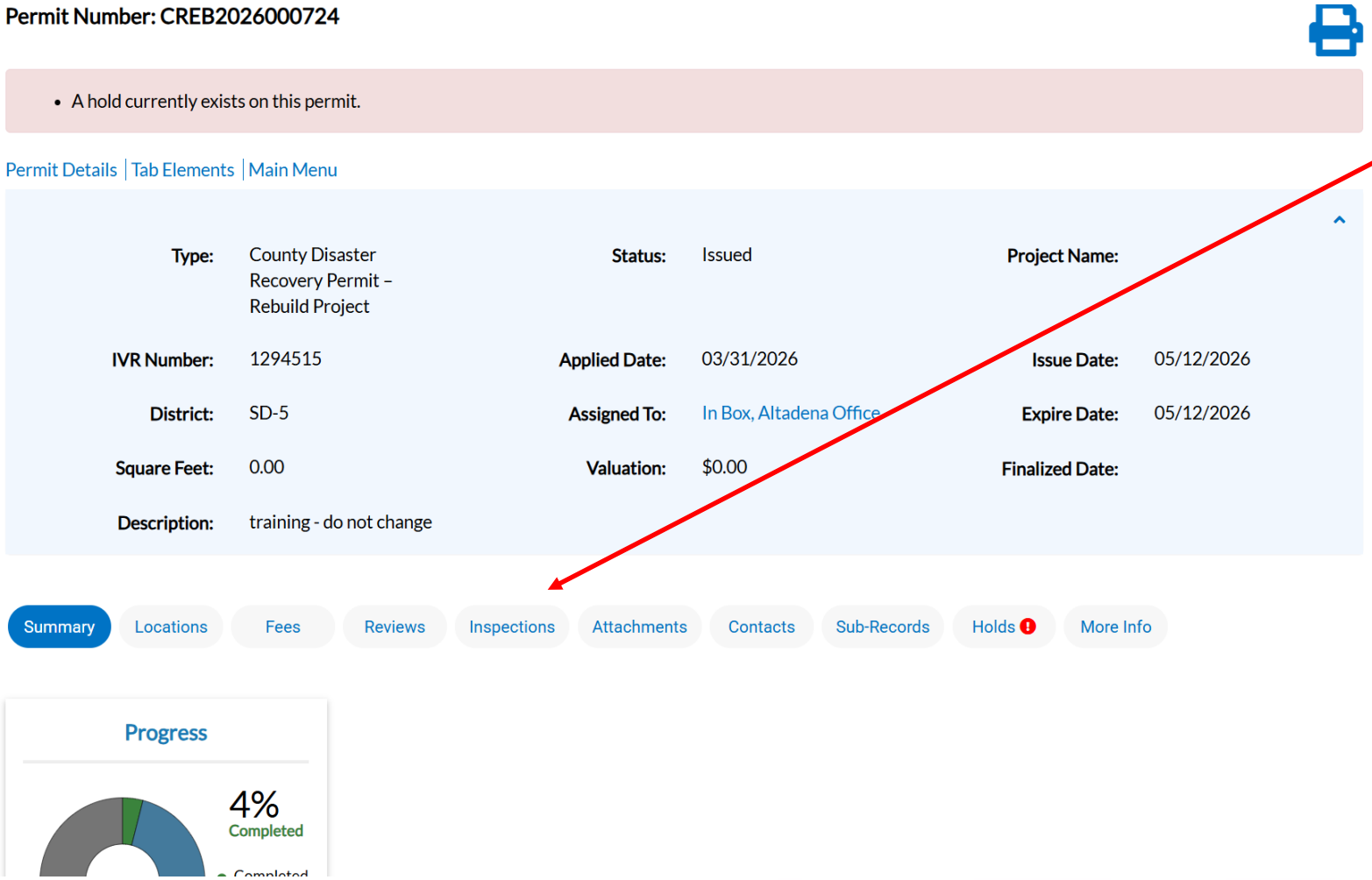


How to Request an Inspection

Step 2: Click your permit number



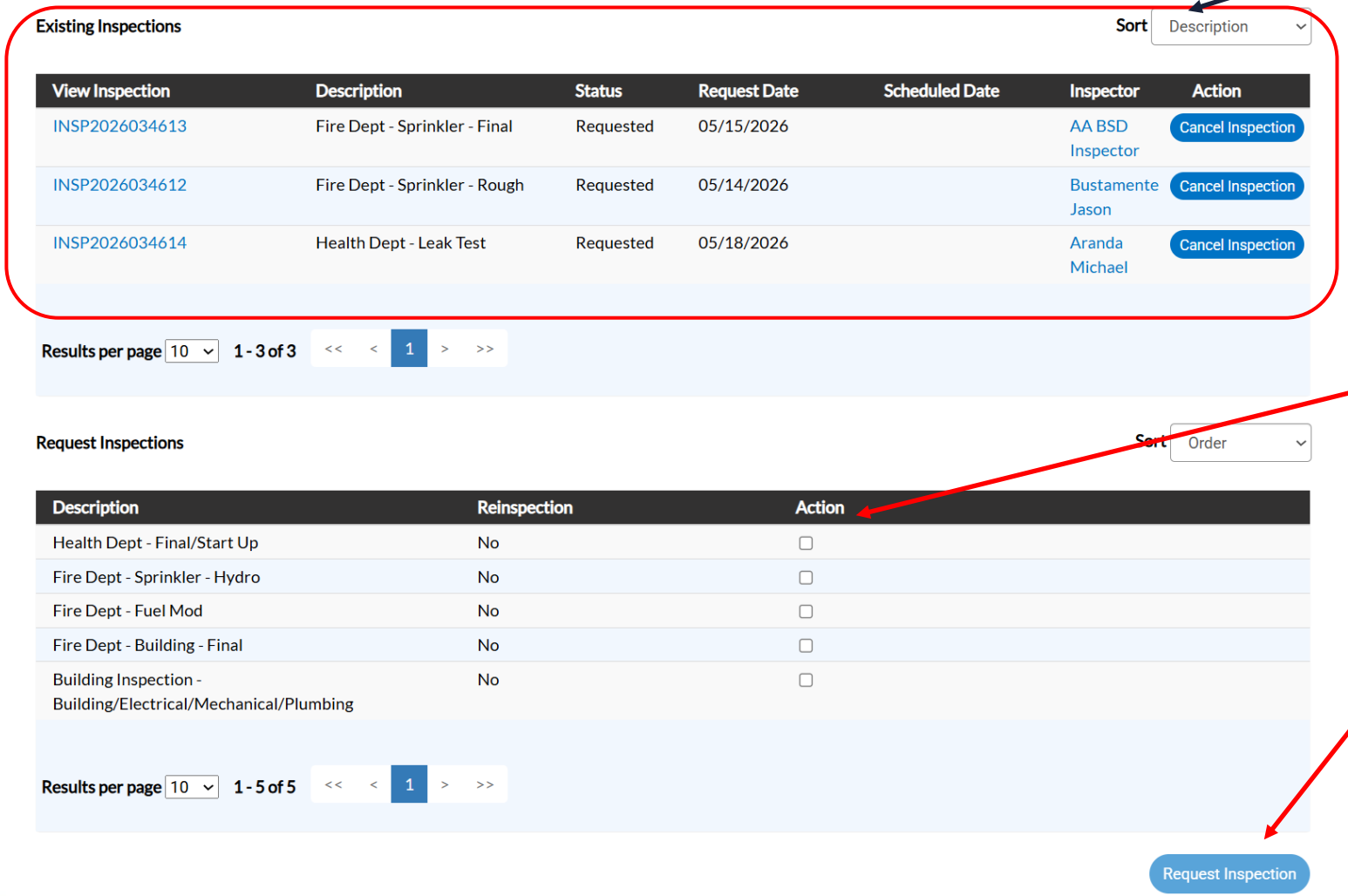
How to Request an Inspection



Step 3: Click "Inspections"

How to Request an Inspection

These are the inspections that you have currently scheduled.



Existing Inspections — Sort: Description

View Inspection	Description	Status	Request Date	Scheduled Date	Inspector	Action
INSP2026034613	Fire Dept - Sprinkler - Final	Requested	05/15/2026		AA BSD Inspector	Cancel Inspection
INSP2026034612	Fire Dept - Sprinkler - Rough	Requested	05/14/2026		Bustamente Jason	Cancel Inspection
INSP2026034614	Health Dept - Leak Test	Requested	05/18/2026		Aranda Michael	Cancel Inspection

Results per page 10 | 1 - 3 of 3 | << < 1 > >>

Request Inspections — Sort: Order

Description	Reinspection	Action
Health Dept - Final/Start Up	No	☐
Fire Dept - Sprinkler - Hydro	No	☐
Fire Dept - Fuel Mod	No	☐
Fire Dept - Building - Final	No	☐
Building Inspection - Building/Electrical/Mechanical/Plumbing	No	☐

Results per page 10 | 1 - 5 of 5 | << < 1 > >>

Request Inspection

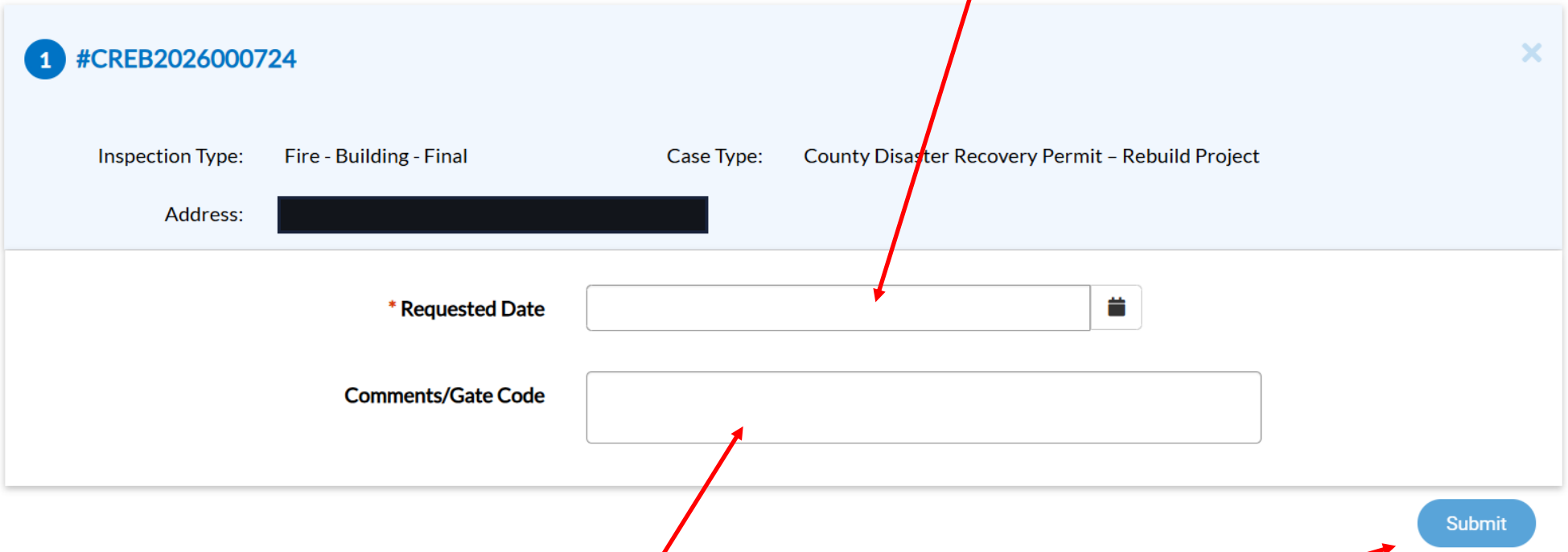
Step 4: Check-mark the inspection you want to request

Step 5: Click "Request Inspection"

Note: Ensure that you select and request the correct inspection.

How to Request an Inspection

Step 6: Enter the requested inspection date



Step 7: List the items you are requesting an inspection for, then click "Submit."

EPIC-LA Confirmation E-mail #1

After you submit the inspection request, you'll receive an initial confirmation email.

Hi Applicant,

A [redacted] Inspection has been requested for permit case UNC-[redacted]

Thank you for requesting your inspection on EPIC-LA. The request will be reviewed by the [redacted] office and will schedule your inspection in the next available slot. **Please note that the requested date selected may not necessarily be available.** A second email will be sent when the inspection has been scheduled and will include the actual scheduled date. For any additional, questions please contact the previously stated office. Contact information can be found here.

If you have additional permits at the same location, please be sure to request an inspection for those permits as well.

Thank you!

EPIC-LA Confirmation E-mail #2

Once staff has reviewed the request and scheduled the inspection, you'll receive a second email confirming the actual inspection date

SAMPLE EMAIL NOTIFICATION - INSPECTION SCHEDULED

Your Electrical Inspection for permit UNC-[redacted] INSP[redacted] has been scheduled for [redacted].

This inspection is currently assigned to [redacted], [redacted]@dpw.lacounty.gov. Please email the assigned inspector for any questions regarding your inspection.

Thank you!

Requesting an Inspection: Reminders

1

Request confirmation

When requesting an inspection, an AM / PM selection is required.

2

Verify contact info

If you do not receive an email confirmation, verify your contact information.

3

Day of notifications

You will receive a phone call the day before or on the day of your inspection.

One-Stop Permit Centers

Homeowners and their building professionals can meet with county staff to get guidance on how to:

- Prepare plans for a rebuild project
- Obtain entitlements and permits to begin construction
- Schedule building inspections

Locations

CALABASAS ONE-STOP PERMIT CENTER

27001 Agoura Road, Suite 250,
Calabasas, CA 91302

ALTADENA ONE-STOP PERMIT CENTER

464 W Woodbury Road, Suite 210,
Altadena, CA 91001

Questions & Answers

LA County Recovers

Provide Your Feedback

Scan the QR code to take our survey!

Visit LA County Public Works to learn more about Inspections

https://dpw.lacounty.gov/building-and-safety/inspections/