



## Los Angeles County Building Plan Self-Certification Pilot Program Guide

### Program Overview

Under Los Angeles County's Building Plan Self-Certification Pilot Program (Program), California licensed architects and engineers (Professionals) can self-certify that their building plans comply with the Los Angeles County Building and Residential Codes (Code), eliminating the need for a full building plan check review. Approval from other County Departments such as Regional Planning, Public Health, and Fire will continue to be required.

### Steps to Self-Certify:

#### 1. Requirements for Self-Certified Professionals

- Must be registered in the State of California and be in good standing for a minimum of five (5) years.
- Must have been responsible for ensuring Los Angeles County Building Code compliance for a minimum of three (3) years.
- Must possess professional liability errors and omissions insurance, issued by an insurer authorized to perform business in California, with limits not less than \$500,000 per claim and \$1,000,000 in aggregate for all claims during the policy period.
- Must complete and submit the [Self-Certification Registration Application](#) to Los Angeles County Public Works.
- The names of Professionals who have been approved to participate in the Building Plan Self-Certification Pilot Program will be posted on the [Los Angeles County Recovery](#) website.

#### 2. Check Project Eligibility

- The project must be the replacement of a single-family home, garage, accessory dwelling unit, or appurtenant residential structures lost or damaged by the Palisades or Eaton Fires and be located in unincorporated County under Public Works' jurisdiction.
- The projects cannot be located within a Geologically Sensitive Area such as hillsides and areas subject to liquefaction or land movement.
- Projects must use Los Angeles County approved design, materials and methods.



Eligible Projects	Projects Not Eligible
<ul style="list-style-type: none"><li>• Reconstruction projects for residential structures that were destroyed in the Palisades or Eaton Fires within unincorporated LA County jurisdiction.</li><li>• The building is limited to 3 stories (within the scope of the California Residential Code) including associated structures such as Accessory Dwelling Units, accessory living quarters, patio covers, recreation rooms and private garages.</li><li>• Temporary shoring and retaining walls associated with reconstruction projects.</li><li>• Deferred submittal for roof trusses associated with reconstruction projects.</li></ul> <p><b>Requires a CA registered Civil Engineer or Architect to self-certify.</b></p>	<ul style="list-style-type: none"><li>• The project and site shall not be located in whole or in part within a Geologically Sensitive Area.</li><li>• Multi-family residential projects.</li><li>• Non-residential projects.</li><li>• Site Grading.</li><li>• Projects utilizing an alternate design, material, or method.</li><li>• Reuse of existing foundation systems, unless the <a href="#"><u>Reuse of Existing Foundation Systems in a Fire Damaged Structure</u></a> form is submitted for review and approved by the County.</li><li>• Sites located in Special Flood Hazard Areas.</li></ul>

### 3. Prepare and Submit Documents

- Professionals and Owner must sign and submit a [Self-Certification Acknowledgement Form](#) for each plan submittal.
- Submit complete, signed plans including architectural, structural, energy documents, and structural calculations.
- Apply for a permit online through [EPIC-LA](#) or in-person and pay self-certification fees.

### 4. Approval & Permit Issuance

- Once submission is complete, and all agency clearances are obtained, the permit is issued without technical review.
- Random audits (20% minimum) will be conducted to ensure Code compliance. If errors are identified, the licensed professional must correct the plans and resubmit for review.

### 5. Items requiring Mitigation prior to verification of Project Eligibility

- Projects within seismic fault zones require clearance from Geotechnical & Materials Engineering Division (GMED) to be eligible for the Program.
- Reuse of existing foundation systems requires the [Reuse of Existing Foundation Systems in a Fire Damaged Structure](#) form to be submitted for review and approved by the County to be eligible for the Program
- Drainage and Low Impact Development (LID) requirements for non-like-for-like rebuilds of homes built prior to 2009



## 6. Inspection Process

- Construction inspections will occur to verify construction complies with the approved plans and the Code. Inspections will be requested through [EPIC-LA](#).

## Responsibilities & Risks

- Professionals shall take responsibility and liability for the accuracy of the plans and are responsible for errors and omissions and any associated schedule delays and cost overruns.
- Professionals agree to be removed from the Program at the discretion of the Building Official, if their plans contain material errors related to Code compliance.
- Professionals who are removed from the Program may be reported to the relevant licensing board (e.g., California Architects Board, Board for Professional Engineers).

## Best Practices

- Stay updated on current Codes and regulations.
- Consider a peer review or use of AI-based programs to check for Code compliance before submitting.
- Communicate early with inspectors to avoid issues.
- Verify your plans follow the [Minimum Plan Submittal Requirements](#) and the [Rebuild Plan Check Correction List](#).

## Available Resources

- Los Angeles County Building Codes available on the Public Works website (<https://pw.lacounty.gov/building-and-safety/general>) or via the California Building Standards Commission
- Los Angeles County Permitting Website (<https://permits.lacounty.gov>)
- Apply for permits online at [EPIC-LA](#)