

LA County Recovers

FIRE REBUILDS: COMMON ERRORS

DEPARTMENT OF REGIONAL PLANNING

Incomplete Applications:	Common Errors:
<ul style="list-style-type: none">• Missing proof of ownership when property is owned by a Trust, LLC, or a corporation• Missing Owner Acknowledgement Form and Owner's signature and contract information• Missing site plan, floor plan(s), or elevations• Missing proof of what existed prior to fire	<ul style="list-style-type: none">• Scope of Project proposes more than what is allowed for the like-for-like scenario (more than 10% or 200SF addition)• Missing dimensions and site plan information such as oak tree protected zone, easements, fence height, previous and proposed building footprint and square footage, and basement or cellar details• Not meeting setback requirements for non-like-for-like scenario• Not meeting minimum parking requirements for non-like-for-like scenario

DEPARTMENT OF PUBLIC WORKS

Incomplete Applications:	Common Errors:
<ul style="list-style-type: none">• Missing information on first sheet of plans such as project address, APN, scope of work, parcel area, vicinity map, complete sheet index, proposed building areas, maximum building height from adjacent grade (pre and post fire), number of stories, basement levels, owner name and contact information, and name and contact information of any project consultants. This sheet must be included if project is in the Very High Fire Hazard Severity Zone (VHFHSZ).• Missing list of Separate Permit and Deferred Submittals on first sheet of plans• Missing a completed Resue of Existing Foundation Form* and required testing if proposing to use the existing foundation• Missing T-24 with initial submittal	<ul style="list-style-type: none">• Plans are not compliant with the current code, unless they reused previously approved plans for new SFD or ADU approved under the 2020 Los Angeles County Building Code* (LACBC)• Rebuilds are not modeled as new construction within Energy Calculations• Non-compliance with LA County code amendments*• Include all general notes sheets **add link**• Site plan does not show the location of private sewage disposal system, water meter location, electrical panel location and amperage, and gas meter and tank• Not including whether site will or will not use any gas; if gas is to be used on the site plan, all appliances, HVAC, water-heating units such be identified and comply with the California Energy Code "Electric Ready" requirement; all electric powered items should be identified as such on the plans• Not including cool roofing requirements



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	<ul style="list-style-type: none">• Not including shear transfer details at all exteriors and interior shear walls• Non-compliance with LA County Minimum foundation requirements, including 24' deep exterior footings
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FIRE DEPARTMENT

Incomplete Applications:	Common Errors:
<ul style="list-style-type: none">• Missing site plan showing location of fire hydrants• Missing cover sheet indicating interior fire sprinklers required	<ul style="list-style-type: none">• Missing the fire building plan review if project exists in the Very High Fire Hazard Severity Zone (VHFHSZ)*• A note is required on the plan, indicating that a Fuel Modification plan is a deferred submittal requirement

DEPARTMENT OF PUBLIC HEALTH

Incomplete Applications:	Common Errors:
<ul style="list-style-type: none">• Missing evaluation of existing septic system by a qualified contractor	<ul style="list-style-type: none">• Missing location of private sewage disposal system components (septic tank, piping, and dispersal field), and dimensions from components to proposed structure and the property lines• Count of bedrooms does not include bedroom equivalent rooms, such as home offices, studios, dens, gyms, etc...

HELPFUL LINKS

[Fire Rebuild Minimum Submittal Requirements.pdf](#)

[Fire Zone Map | Los Angeles Fire Department](#)

[Reuse of Existing Foundation Systems in a Fire Damaged Structure.pdf](#)

[Mini TOC: Title 26 - BUILDING CODE | Code of Ordinances | Los Angeles County, CA | Municode Library](#)

[Title 30 - RESIDENTIAL CODE | Code of Ordinances | Los Angeles County, CA | Municode Library](#)

[Requirements and Procedures for Conventional and Non-Conventional Onsite Wastewater Treatment Systems](#)

[Fire Rebuild Minimum Plan Submittal Requirements April 2025.pdf](#)

For more detailed information on the rebuild process, please visit recovery.lacounty.gov/rebuilding



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