



Land Use Services Department Building and Safety Division

EL DORADO FIRE REBUILD QUESTIONS

- 1) **Do I need to obtain a permit for an electrical meter reset or panel replacement/upgrade permit? What are the permit fees for those items?**

Answer: Yes, the permit fees are as follows:

- Electric Meter reset: \$178.00
- Electrical up to 200 amps upgrade/replacement: \$178.00
- Electric to well includes well motor replacement: \$142.00
- Application submittal fee: \$53.00

- 2) **Can I place a manufactured home or RV/trailer on my property if my home was destroyed due to the fire?**

Answer: Yes, once the damaged or destroyed structure(s) has been validated as a legally permitted structure, a Temporary Structure Permit (TSP) can be issued for a Temporary Structure, such as a manufactured home, or a RV/Trailer. The TSP will be valid for a maximum of 180 days and then becomes void if a building permit has not been issued. Once a TSP becomes void, the Temporary Structure shall be removed.

For a complete TSP checklist, please visit:

<http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/TemporaryStructurePermitChecklist.pdf>

- Apply online through EZOP: <https://ezop.sbcounty.gov/CitizenAccess/Default.aspx>
- A legible and complete Plot Plan indicating the septic system or sewer connection, potable water connection from a permitted well or water service and propane or gas connections.
- Plan review for the manufactured home set down. This shall include manufacturer's approved pier plan and an earthquake bracing plan. (See Residential Plan Requirement Checklist)
- Associated Fees:

- Initial Application Fee: \$261.00*
- Manuf. Home: \$521.00
- R.V. / Mobile trailer: \$225.00
- Mobile Office/Security Trailer: \$225.00

*This fee is in addition to Manufactured Home, R.V. / Mobile trailer fee.

- 3) **After construction permits are issued, can the TSP be renewed annually?**

Answer: Yes, a one-time extension of 12 months may be granted as long as the permanent structure's permit is valid and the inspection process is being adhered to. However, a request must be provided in writing 14 days before the expiration of the permit.

The Annual Renewal Fee is \$225.00 and Application Submittal Fee is \$53.00.

- 4) **Can I have the burned trash and debris removed from the site? If so, is a permit required from Building and Safety?**

Answer: A permit is not required from Building and Safety for trash and debris removal as long as no further demolition of the structure is required.

5) Do I need a demolition permit to remove and replace my foundation?

Answer: Yes, a permit will be required and the Air Quality Management District (AQMD) must be notified. Demolition permits can be completed online through our EZOP website: <https://ezop.sbcounty.gov/CitizenAccess/Default.aspx>

The Demolition permit costs are as follows:

- Demolition Fee: \$213.00
- Application submittal fee: \$53.00

The AQMD websites:

Mojave AQMD: <http://www.mdaqmd.ca.gov/index.aspx?page=344>

South Coast AQMD: <http://www.aqmd.gov/home/regulations/compliance/asbestos-demolition-removal>

6) Will road dedications/improvements be required as part of the rebuilding of a damaged or destroyed structure?

Answer: If the damaged/destroyed home has a valid permit and no additional square footage is being added, then the answer to this question is no. However, if a rebuilt home is adding additional square footage, it may trigger new construction requirements. Please note, if an existing home does not have a valid permit, then all the new requirements shall apply.

For additional road dedication/improvement information, please contact the Land Development Division at (909) 387-8311.

7) Will the applicant need to pay for a Road Dedication?

Answer: No, there is no fee for a road dedication. However, if a dedication is required, the owner will be required to provide the grant deed for the property. For additional road dedication/improvement information, please contact the Land Development Division at (909) 387-8311.

8) Can I reuse the existing foundation?

Answer: Yes, if the structural observation report validates that the existing foundation follows current standards, it can be reused. The structural observation report must be prepared, stamped and signed by a licensed professional engineer or a licensed structural engineer and provided to the County of San Bernardino at the time of plan check submittal.

9) Will an existing foundation have to be elevated if within a FEMA flood zone?

Answer: Yes, FEMA does not recognize or grandfather structures located in a Flood Zone.

10) If a site is located in seismic zone E or other geo-hazard overlays will a geotechnical/geology report be required?

Answer: If the damaged/destroyed structure is being rebuilt utilizing the exact same design (size, shape, room configuration), on the existing foundation, a geotechnical/geological report will not be required. However, if adding additional square footage to the original structure, or removing the existing foundation system, then a geotechnical/geological report may be required.

11) What if a site is located in seismic zone D, will a geological/geology report be required?

Answer: Only a compaction report and pad certification is required for sites located in seismic zone D. If the site is within a geo-hazard overlay, (landslide, liquefaction, etc.), then a geological/geology report may be required. Sites will be evaluated on a case-by-case basis.

12) Will I have to pay school fees?

Answer: Yes, school fees are required to be paid to the School District for any additional square footage over the original permitted square footage. If you are rebuilding a destroyed or damaged home without any changes, the school district shall determine if any fees are applicable. A demolition permit may be required for school fee exemption.

13) Will I be able to place the house exactly where the damaged/destroyed structure was located prior to the fire?

Answer: Per the San Bernardino County Development Code, this may be possible. Please consult with planning staff for a site specific answer. Regardless of the age or location, the minimum setbacks established by the fire safety overlay must be adhered to. For additional information on setbacks, please contact the Planning Division at (909) 387-8311 or (760) 995-8140.

14) Will these plans be expedited?

Answer: We are attempting to provide expedited plan reviews; however, depending on the volume of plans, review times may be extended.

15) Will I be required to install fire sprinklers?

Answer: Per County Fire Department regulations, if a home is destroyed by more than 50%, then fire sprinklers will be required. A Fire Letter shall be required for every rebuild regardless if sprinklers are required. For additional information on fire sprinklers, please visit the County Fire Department website at www.sbctfire.org

16) Can I rebuild my own house by myself without a contractor?

Answer: Yes, an owner that desires to rebuild their own home will need to complete Building and Safety's Owner Builder form prior to permit issuance. The owner building form can be found at the following link:

<http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/NoticetoPropertyOwner.pdf>

17) Do I need to submit Water Quality Control Plan (WQMP) to rebuild my house?

Answer: If the project falls within the thresholds of a WQMP, one will be required. For thresholds, please contact the Land Development Division at (909) 387-8311.