As the debris removal process for Carr Fire victims begins, the City is committed to implementing a rebuilding process that will ensure an expedited and hassle-free experience.

The City will be hiring additional staff and assigning them to the rebuild process. These additional staff members will be committed to assisting property owners during the rebuilding process.

The next phases of the rebuilding process include Design, Plan Review & Permitting, and Construction & Inspections.

Supplemental information about rebuilding can be found on the Recovery Website at www.shastareddingrecovers.org
DESIGNING YOUR NEW HOME

Working with a design professional, you’ll need to create or update a set of plans for your new home. A design professional can be a California licensed architect, engineer or a draftsperson/residential designer. You may be able to access the original plans by contacting the original designer or the City of Redding Building Division. How different your new home is from the original will affect the speed of your permitting and review process.

KEY ACTIVITIES:
• Hire design professional
• Retrieve original plans and discuss code changes; or
• Begin the design of a completely new home
• If applicable, coordinate reviews with your homeowner’s association (HOA)
• Attend Rebuild Process community meetings – details will be made available on the Recovery website.

Tip: Once you have a 90% set of plans, begin interviewing and selecting a licensed contractor. Visit the Shasta Builders’ Exchange, Chamber of Commerce, and Better Business Bureau to find high-quality, licensed, and local contractors. Visit cslb.ca.gov to find license details of contractors you might be considering.

PLAN REVIEW & PERMITTING

A key milestone in building your new home will be applying for and receiving your building and associated permits. While all new construction must meet all federal, state, and local standards, the City of Redding is committed to significantly expediting the review process for properties affected by the Carr Fire. The best way to save time and money is to first work with your design professional to ensure your application Submittal Packet is 100% complete. Scheduling a pre-submittal meeting with the City of Redding Carr Fire Permit Staff will be very helpful and is recommended.

KEY ACTIVITIES:
• Work with design professional to complete submittal packet
• Schedule a pre-submittal meeting with Carr Fire Permit staff
• Select and hire a licensed contractor
• Apply for Building Permit

Residents should expect to pay approximately $1,000 in Plan Check fees. Review timelines will vary depending on how extensive your design changes are. Those with minimal to no changes to their original design should expect less than a week, while those with major alterations, accessory dwelling units, or a new design could take two (2) weeks for review.
3 CONSTRUCTION & INSPECTIONS

It's time to get started on your new home! Your contractor will help guide your building process and schedule. For the most part, your home will get built from the ground up: starting with grading, groundwork, and foundation work, then on to framing and wrapping up with walls, details and landscaping. While your contractor is leading you through the building process, they will also be helping coordinate a series of milestone-based inspections. These ensure each step of your new home meets code standards and keeps the progress moving. Residents should prepare for approximately $2,000 in permit and inspection fees. If your permit was issued with deferred submittals, you will be working with your design professional to resolve any remaining issues without slowing down your construction timeline.

KEY ACTIVITIES:
- Work with your contractor to manage building schedule
- Coordinate with your contractor to schedule and manage inspections
- Work with your design professional to make sure any deferred submittals are resolved

As your contractor is nearing completion, they can help you coordinate with City staff to ensure the timely activation of your electric, sewer, and water utilities, as well as your final Certificate of Occupancy inspection. Let us be the first to say, “Welcome Home!”

2 PLAN REVIEW & PERMITTING

FAST TRACK PLANS
- Original home built after January 1, 2008
- Little or no design changes
- Same footprint, elevation, and location on lot
- No city development impact fees required
- First review complete within one (1) week with complete submittal
- Subsequent reviews (if needed) will be complete within one (1) week
- A plan-review submittal checklist signed by designer or licensed design professional

EXPEDITED PLANS
- Changes in the footprint, elevation, layout, or location on lot
- Some interior floorplan and exterior changes from original design
- Addition of Accessory Dwelling Unit
- No City development impact fees required
- No School Fees if expansion is less than 500 square feet
- Review complete within 2 weeks with complete submittal
- Subsequent reviews (if needed) will be complete within one (1) week
- A plan-review submittal checklist signed by designer or licensed design professional
1. When I rebuild my home, does it have to be in compliance with current building codes?

Yes. The State of California requires that all buildings meet the 2016 California Residential Code, as amended and adopted by The City of Redding.

2. Can my house be built on the existing foundation?

Yes, provided you have an approved “suitability analysis” of the existing foundation performed by a registered civil or structural engineer. Electrical conduits may remain, but all under-slab electrical conductors must be replaced. Please be advised that if soil was disturbed to a depth greater than 6 inches, a compaction report to address re-compaction of the lot after foundation removal may be needed depending on new building elevations. A licensed geotechnical or civil engineer may be needed to prepare the compaction report.

3. How is The City of Redding determining the square footage of structures that were on my property prior to the fire?

When determining square footage, City staff will refer to building permit history records and Assessors records. The City does retain building plan sets, and, in most cases, will have permit application forms and inspection records for most permitted structures built after 1978. The City will consider the square footages in other formal documents, such as insurance papers or old building plans on a case-by-case basis.

4. Is a Demolition Permit required for removal of a building or portions of a building that was damaged or destroyed by a fire?

No, as long as a Right of Entry (ROE) has been submitted and your property is on the list for cleanup by CalOES.

Yes, if you choose to remove the debris yourself or through a contractor, a demolition permit is required pursuant to State Code (2016 California Residential Code, Section R105.1). CAL OSHA Standards for handling and disposal of the debris still apply. Demolition permits for residences will be processed in an expedited fashion. Receipts for debris disposal and post clean-up soil analysis are needed before issuance of building permits.

5. Is a Building Permit required to repair damage to a structure that was not completely destroyed?

Yes. A Permit is required whenever someone “intends to construct, enlarge, alter, repair, move, demolish… a building” pursuant to State Code (2016 California Residential Code, Section R105.1 or California Building Code, Section 105.1). Review of repair permit applications will be expedited. If the repairs appear to be superficial and there is a question as to whether a permit is required or not, you can contact the Building Department and obtain direction that is applicable to your specific case. Some situations may necessitate that a California licensed (civil or structural) engineer or architect evaluate the condition of the damaged home and provide engineered stamped and signed plans for the repair. The Construction Documents Submittal Requirements for Remodels and/or Additions to Residential Projects shall be followed for repair permit submittals. This can be found on the Recovery Website.

6. How long do I have to rebuild my home?

Rebuilding begins by obtaining a building permit. The building permit plan application process in most cases will be expedited and completed prior to the 180 day deadline per the California Building Code.

The next step in the process is the actual rebuilding of the home. The building permit is valid for 180 days between significant inspections. As an example, a foundation inspection would have to be called for and completed within 180 days from the date of issuance. Then going forward, the remaining “milestone inspections” (e.g. framing, drywall and final) would have to be completed at intervals of no greater than 180 days. Extension if needed will be reviewed on a case-by-case basis.

7. What documents do I need for a Building Permit?

All plans and documents required for a rebuild permit are identified on the Construction Document Submittal Requirements. Applications require two (2) copies of signed plans. If the structure is non-wood framed, a residence higher than two (2) stories, or non-conventional construction the plans must be signed by a licensed (civil or structural) engineer or architect. A complete submittal and detailed building plans often translate into quicker review times. The site plan must be drawn to scale and include all improvements. Multiple departments and agencies may need to review these plans prior to permit issuance.

8. Once I have all building permit plans ready, how do I submit them?

Applications can be submitted at the Permit Center located at 777 Cypress Ave. between 8:00 am to 4:30 pm, Monday through Friday.
9. Will the City coordinate their review with other government agencies during the Building Permit Process?

All coordination with other agencies will be managed by the City.

- City Planning Division
- City Public Works and Engineering
- City Water (water and sewer needs and fees)
- Electric (REU)
- Shasta County Environmental Health: Septic and well systems, if applicable
- Local School District: Mitigation fees if expanding the size of former residence

Note: Many of these departmental reviews will be greatly-reduced or eliminated if the proposed rebuild is substantially-similar to the previous configuration.

10. Are fire sprinklers required for my new structure(s)?

Yes. Residential fire sprinkler systems are required as mandated by the 2016 Residential Code Section R313 and in-accordance with locally-adopted ordinances.

11. Can I live in a trailer or RV on my property while rebuilding a home?

Yes, provided:

- The City of Redding has issued a permit for the utility hook-up for the trailer or RV.
- Wastewater methods are approved.
- The site is not at risk for landslides or debris flow.
- The placement of the temporary home does not preclude rebuilding.
- The permit may be revoked if the terms and conditions of the permit have been violated. Otherwise, the permit will expire once final inspection of your new home is complete or 2 years from permit issuance, whichever comes first.

12. Can I rebuild a garage or other accessory structure prior to rebuilding my home?

The City of Redding can authorize reconstruction of an accessory structure on a case-by-case basis. In most cases, all proposed structures would be submitted with the Site Plan required with any building plan sets. The Site Plan and Building Permits for all associated structures can then be approved at the same time.

13. If the lot is sold, is a new owner required to meet all development standards, including setbacks?

Yes. The same standards apply to existing and new lot owners. An exception is if the original home was determined to be legal non-conforming and a building permit application is submitted within one year of the fire.

14. Will I need a new encroachment permit with fee?

An encroachment permit will be required for any modifications to the existing water service due to fire sprinklers or other utilities. Encroachment permits will also be required for any repair or modifications to existing sidewalks or driveway connections.

15. Do I need a Grading Permit to rebuild?

If a homeowner wishes to reconstruct structures in approximately the pre-fire footprint, with minor additional grading then a grading permit, in most cases, will not be required. Best Management Practices (BMPs) for site stabilization methods will be required.

If a homeowner is rebuilding using a different footprint from the original, pre-fire footprint, a Grading Permit will be required if moving more than 50 cubic yards. See also Question #2 above.

16. If my structure(s) cannot meet current setback requirements due to lot sizes or topography, will the City still issue building permits?

The City will make every effort to accommodate challenging lot set-back issues. Setbacks can be adjusted under certain circumstances with a Zoning Permit. All fire safe building regulations, environment, and other health and safety ordinances and standards shall apply.

17. Will the City require evidence of a legal lot prior to issuance of a new building permit?

Yes. Be aware that one legal lot may have several Assessor Parcel Numbers (APNs), and that APNs do not establish legal lot status. Therefore, the legal lot lines and status must be confirmed prior to issuance of building permits. The City will accept evidence of a prior Building Permit on your property as establishing legal lot status. Our Planning staff can assist you at the Permit Center, if needed.