SHASTA COUNTY
REBUILDING PROCESS
With the debris removal process for Carr Fire victims under way, Shasta County is committed to implementing a rebuilding process that will ensure an expedited and hassle-free experience.

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 Web site at www.shastareddingrecovers.org
NEW JOURNEY
YOUR REBUILDING PROCESS

1. DESIGN

2. PLAN REVIEW & PERMITTING

3. CONSTRUCTION & INSPECTIONS

4. FAQ
1. DESIGN

DESIGNING YOUR NEW HOME

You'll need to select, create or update a set of plans for your new home. We recommend working with 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, contractor or the Shasta County Building Division. How different your new home is from the original will affect the speed of your permitting and review process.

KEY ACTIVITIES:

• Consider hiring a design professional who can help you with the process
• Retrieve original plans and discuss code changes; or
• Begin the design of a new home
• If applicable, coordinate reviews with your homeowner's association (HOA)
• Attend Rebuild Process community meetings. Look on shastareddingrecovers.org for more information

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.
2. PLAN REVIEW & PERMITTING

**FAST TRACK PLANS**

- No up-front application filing fee
- Previously approved plans and submittals from a California agency with correct design criteria
- Little or no architectural changes to original plans
- Same footprint, elevation, and location on lot
- No development impact fees
- First review complete within one (1) week with complete submittal
- Subsequent reviews (if needed) will be complete within one (1) week

**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 School Fee if expansion is less than 500 square feet
- No development impact fees required
- Review complete within 2 weeks with complete submittal
- Subsequent reviews (if needed) will be complete within one (1) week
PLAN REVIEW & PERMITTING

A key milestone in building your new home will be applying for and receiving your building and associated permits. While new construction must meet federal, state, and local standards, Shasta County 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 a Permit Specialist can be very helpful and is recommended.

KEY ACTIVITIES:

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

Within the unincorporated areas of Shasta County, residents will not pay a permit application or plan check fee upfront. All fees associated with the rebuilding your home is postponed until the permit is ready to issue. Review timelines will vary depending on how extensive your design changes are. Those with 100% complete submittals with minimal to no design changes should expect around a week to process, while those with major alterations, adding accessory dwelling units, or a completely new design could take an additional week or two for review.
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 continue to work with your design professional to help with deferred submittals, and resolve any construction issues or revisions along the way.

KEY ACTIVITIES:

- Work with your contractor to manage the building schedule
- Coordinate with your contractor to schedule and manage inspections
- Work with your design professional to make sure any deferred submittals or revisions are resolved

As your contractor is nearing completion, they can help you coordinate with County staff to ensure the timely receipt of your final inspection and Certificate of Occupancy. And please let us be the first to say, "Welcome Home!"
FREQUENTLY ASKED QUESTIONS

1. When I rebuild my home, does it have to be in compliance with current building codes?

On September 18, 2018, the Shasta County Board of Supervisors introduced the Limited Density Owner-Built Rural Dwellings Ordinance to provide relief with certain code requirements and permit submittals for owner-built and occupied dwellings within the Carr Fire impact area. This ordinance permits owner-built and occupied dwellings to comply with the 1997 edition of the California Building Standards Code as amended by the ordinance.

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

Yes, provided the existing foundation has been inspected by a registered civil or structural engineer for structural suitability. In most cases a core sample tested at a lab will be necessary to confirm the engineer’s findings. Electrical conduits may remain but all under-slab electrical conductors must be replaced.

3. What will be needed if the foundation system is removed?

Compaction testing is likely to be necessary when the soil is disturbed more than 6” in depth during foundation removal. Compaction testing will be used by the design professional and building division to verify the soil conditions are adequate to support for your new home or building. This process may require a licensed geotechnical or civil engineer who will be responsible for the compaction report.

4. How is the square footage to be determined for structures that were on my property prior to the fire?
When determining square footage, County staff will refer to building permit history and Assessor records. The County may have scanned building plan sets, permit applications and/or inspection records for the most current permitted structures. The County may consider the square footages from formal documents, such as insurance papers or historic imagery on a case-by-case basis.

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

No for residential buildings, as long as a Right of Entry (ROE) has been submitted and your property is on the list for cleanup by Cal Recycle. In the event you plan to sell or postpone rebuilding, you will want to consider a demolition permit to protect any school and development impact fee credits.

Yes, if you choose to remove the debris yourself or through a contractor, a demolition permit is required and 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. **Note: All Commercial properties require a demolition permit for each structure.**

6. **Is a Building Permit required to repair damage to a structure?**

Yes. Review of repair permit applications will be expedited. Limited exterior damage such as electrical meters, siding, roofing, water lines or windows can be issued over the counter with simple plan review. More complex repairs may require a design professional to prepare construction plans and file for a building permit.

7. **How long do I have to rebuild my structure?**

If your building was considered legal non-conforming, you will need to file the building permit application within 24 months from the date of the declaration of emergency (7/27/18). Legal non-conforming structures are those that met the zoning standards at the time of construction, but became non-conforming when those standards changed after construction.
8. What documents do I need for a Building Permit?

The site plan and construction documents required for a rebuild permit are identified on the “Shasta County Carr Fire Plan Check Submittal” brochure found on the recovery website. Applications typically require two (2) copies of signed plans and 1 extra copy for the Assessor. In most cases if the structure is Commercial or non-conventional construction the plans must be stamped and signed by a California licensed (civil or structural) engineer or architect. Multiple departments and agencies may need to review your documents prior to permit issuance, so a complete submittal and detailed building plans translate into quicker review times and faster permit issuance.

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

Applications can be submitted at Resource Management located 1855 Placer Street between 8:00 am to 5:00 pm, Monday through Friday.

10. Will the County coordinate their review with other government agencies during the Building Permit Process?

All coordination with other agencies will be managed by the County and may include the following Divisions or Departments. Note: Many of these departmental reviews will be greatly-reduced or eliminated if the proposed rebuild is substantially-similar to the original configuration, prior to the fire.

- Planning Division
- Public Works
- Environmental Health
- Department of Education
- County Fire
- Fish and Wildlife

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

Yes. Residential fire sprinkler systems are required for new construction and your insurance provider may require code upgrades.
12. Do I need a licensed fire protection contractor (C-16) to design and install the sprinkler system?

No, however it is highly recommended. Owner-builders may assume all liabilities of the entire construction project and apply for all permits under the provisions of the State. The design and installation will require review, inspections, and approval by your local Fire District. **Note: If a licensed C-16 fire protection contractor is used they shall install their own design. A C-16 fire protection contractor CANNOT design a system they do not install.**

13. Can I live in a trailer or RV and have a sea storage container on my property while rebuilding my home?

Yes, provided:

- A building permit has been issued for the trailer or RV and cargo container (if applicable).
- Permit for electrical connection and wastewater methods are approved.
- The temporary housing location is not within a potential landslide or debris flow location, recorded easement or road, or within a designated floodplain.
- The placement of the temporary home does not preclude rebuilding and off street parking is provided.
- The permit may be revoked if the terms and conditions of the permit(s) have been violated. Otherwise, the permit will expire 30 days after the final inspection of your new home is complete or 2 years from permit issuance, whichever comes first.

14. Can I rebuild a garage or other accessory structure or continue an accessory use prior to rebuilding my home?
Yes, the County will authorize reconstruction of an accessory structure prior to rebuilding the home. However, the electrical permit to energize the parcel or accessory structure may be withheld until the permit for the home has been issued.

15. 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 24 months from the date of the declaration of emergency (7/27/18).

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

An encroachment permit and fee is required for any modifications to the existing water service for the addition of fire sprinklers and any repair, modifications, or addition of the driveway within the County road right-of-way.

17. Do I need a Grading Permit to rebuild?

If a homeowner wishes to reconstruct structures within 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 for all site activity. If a homeowner is rebuilding using a different footprint from the original, pre-fire footprint, a Grading Permit will be required.

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

The County will make every effort to accommodate challenging lot set-back issues. Setbacks can be adjusted under certain circumstances with a Zoning Permit. All fire, building, environment, and other health and safety ordinances and standards shall apply.
19. Will the County require evidence of a legal lot prior to issuance of a new building permit?

Yes. A parcel or lot may have several Assessor Parcel Numbers (APNs), and those APNs do not automatically establish legal lot status. Therefore, the legal lot lines and status must be confirmed prior to issuance of building permits. The County will accept evidence of a prior Building Permit on your property as establishing legal lot status and our Planning staff will assist you at the Permit Center, if needed.