



County of San Diego

Department of Environmental Health and Quality

Land and Water Quality Division

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Permit Processing for Fire-Damaged Homes For Sites Served by Onsite Sewage Disposal Systems

The Department of Environmental Health and Quality (DEHQ) will facilitate permit processing where appropriate, to help property owners rebuild homes that have been damaged or destroyed by fire. DEHQ may be able to sign off on the building permit application over-the counter (OTC) and waive fees, if the rebuild of the dwelling utilizes the same footprint and bedroom number as the originally approved dwelling. Proof that the damaged structure is being replaced on the existing footprint with same number of bedrooms will be verified by the County of San Diego, Planning and Development Services, Building Division (PDS). DEHQ will verify that the project meets the criteria for an OTC approval by consulting with PDS staff and utilizing the Accela system for property-specific information. Minor deviations will be handled on a case-by-case basis.

Affected property owners should contact DEHQ early in the rebuilding process, prior to building plan development or submittal to schedule a preliminary assessment. In many cases, a site visit will be required for DEHQ to obtain site specific information that must be evaluated prior to DEHQ building plan approval. DEHQ approval of building plans is required prior to PDS issuance of a building permit.

If the rebuild will result in a change in footprint, an increase in bedroom number, or house relocation, the proposal will be reviewed as any proposed addition or remodel for a house served by an onsite wastewater disposal system. OTC approvals for fire rebuilds *with modifications as described above* will only be considered when there is sufficient documentation demonstrating that the proposed structure will not impact the existing onsite wastewater disposal system including the required 100% reserve area or any off-site properties due to grading or setbacks. If an OTC approval cannot be granted, a field layout review with applicable fees may be required.

All fire-rebuild layout submittals will be expedited. Additionally, any property that requires relocation or modification of the onsite wastewater disposal system will be required to obtain a septic tank permit.