



El Dorado County

Planning & Building Department
2850 Fairlane Ct., Placerville, CA 95667
Building Dept. (530) 621-5315
Planning Dept. (530) 621-5355
<https://www.eldoradocounty.ca.gov/Land-Use>



Title 25 Limited Density Owner-Built Rural Dwelling Unit Plan Submittal Checklist

Purpose

This handout summarizes the requirements for a complete plan review submittal for a residential structure built under El Dorado County's Title 25 Limited Density Owner-Built Rural Dwelling Ordinance.

Limited Density Owner-Built Rural Dwelling Units need not conform with the construction requirements prescribed by the latest adopted editions of the California Building, Plumbing, Mechanical, and Electrical Codes, or other applicable technical codes, however, the structures must meet health and safety standards to protect the public, owners, and occupants. Please check with your financial and insurance providers on any potential impacts of a Title 25 home.

Verify the following qualifications are met:

- ☐ The parcel is within the [Title 25 Grizzly Flats Area Boundary Map](#)
- ☐ The structure shall be occupied by the owner or owner's family and cannot be sold, rented, leased, or used for employee occupancy for a minimum of three years.
- ☐ The structure must be "Owner-built" meaning:
 - o Constructed by any person or family who acts as the general contractor for, or the provider of, part or all the labor necessary to build housing to be occupied as the principal residence of that person or family, and not intended for sale, lease, rent or employee occupancy. - OR -
 - o Constructed by a general contractor licensed to practice in the State of California who contracts directly with the person or persons owning the property at the time construction is commenced for occupancy as the principal residence of that person or persons owning the property.
- ☐ The applicant was the owner of a primary residence destroyed by the Caldor Fire and owned the parcel prior to August 14, 2021. Applicants who meet this qualification and have since purchased additional parcels or merged parcels will be reviewed on a case-by-case basis upon submission of documentation to the Planning and Building Director.

Additional Agency Approvals

Planning:

[Planning \(Planning Services - El Dorado County \(eldoradocounty.ca.gov\)\)](#)
Contact the Planning Division at (530) 621-5315 for land use and setbacks prior to submittal of application.

Environmental Health:

[Environmental Health \(Environmental Management - El Dorado County\)](#)
Contact the Environmental Management Department for septic or well requirements at (530) 621-5300

Pioneer Fire District: (530) 620-4444.

Email: admin@pioneer.org or kearle@pioneerfire.org

Plan Submittal For Construction

Complete plans and documents must be submitted directly to the Building Department.

- ☐ Two (2) cover sheets that must include the job address, the name and address of the owner, contractor (if applicable), and contact person with their phone numbers and email address, the designer's information (if applicable), a description of the work, applicable codes (Title 25 or Title 24 for any work that complies with Title 24), type of construction and a sheet index.
- ☐ Site plan identifying lot and building location, setback dimensions from new construction to all property lines and other existing buildings, location of easements and utilities; north arrow, etc.
- ☐ Three (3) copies of the floor plan identifying room use, door and window schedule, etc.
- ☐ Two (2) copies of elevation drawings for all sides of the structure are required. The drawings must include details on Materials and construction Methods for Exterior Wildfire Exposure.
- ☐ If applicable, two (2) copies of NFPA 13D residential fire sprinkler plans and calculations are required.
- ☐ One completed Title 25 Limited Density Owner-Built application.
- ☐ Attic and under floor vent calculations.
- ☐ Structural identification of floor framing, roof framing, location of shear walls or brace walls and associated schedules.
- ☐ Foundation plan; new footing details; connection to existing foundation system, reinforcement (as applicable).
- ☐ Manufactured truss calculations and truss layout plan (as applicable).
- ☐ If not using a conventional light-frame roof, two (2) copies of a statement from a licensed design professional demonstrating the structure's design complies with snow load requirements.



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Minimum Plan Requirements:	Water/Wastewater/Septic:
Size Plans must be drawn to scale, fully dimensioned and legible on minimum 11 x 17-inch paper (e.g., site plan: 1/8-in = 1-ft, floor plan: ¼-in= 1-ft) in a concise, detailed, and professional manner. Single line floor plans are not acceptable and will be rejected.	☐ Each structure shall be provided with an adequate water supply that meets the requirements of the El Dorado County Ordinance Code Chapter 8.39 "Well Construction and Water Supply Standards." ☐ Each structure that produces wastewater shall meet the Standards of the El Dorado County Ordinance Code Chapter 110.32 on-site "Wastewater Treatment Systems." ☐ A design from a septic system designer for the installation of a new on-site wastewater treatment system (OSWTS), or an approval for the use of an existing OSWTS from the El Dorado County Environmental Management Department, Environmental Health Division.
Plumbing / Electrical / Mechanical:	Permit Issuance:
☐ Mechanical Plans – identify all equipment location and access. ☐ Electrical Plans – identify size and location of main and sub-panels; electrical outlet receptables, switches, light fixtures, and type, (TR, GFCI, WP, etc.). ☐ Plumbing Plans – identify plumbing fixture locations and piping calculations.	Proof of a recorded notice (Deed Restriction) delineating that the structure covered by this permit was designed and built under the Limited-Density Owner-Built Rural Dwelling Ordinance is required. Any Permitting fees outside those waived by County Ordinance 24-0194.

Additional Information

- ☐ In cases of structures with complex designs or unusual conditions where the Building Official cannot reasonably judge conformance based solely on the general description and simplified plans, additional supporting information may be required. This information should be sufficient for the Building Official to assess the integrity of the design.
- ☐ You may be eligible for a fee waiver [Fee Waiver Process Link](#).
- ☐ Interpretation at square footage related to rebuilding [Link](#)
- ☐ For more information on disaster recovery additional information can be found at [Disaster Link](#)

BUILDING DIVISION OFFICE HOURS:

PLACERVILLE OFFICE - Monday – Friday (Excluding Wednesday) 7:00 am to 12:00 pm / 1:00 pm – 4:00 pm
Wednesdays – 9:00 to 12:00 pm / 1:00 pm to 4:00 pm

Before 12:00 pm: Walk-ins

After 1:00 pm: Appointments

SOUTH LAKE TAHOE OFFICE - Monday, Tuesday, and Thursday – 8:00 am to 12:00 pm / 1:00 pm to 2:00 pm