TITLE 14 PLAN CHECK

Navigating Title 14 Fire Safe Regulations: Plan Check Guide for Property Owners



State Minimum Regulations

A guide to the State Minimum Fire Safe Regulations for developments in Los Angeles Very High Fire Hazard Severity Zones.

LAFD BOE DBS

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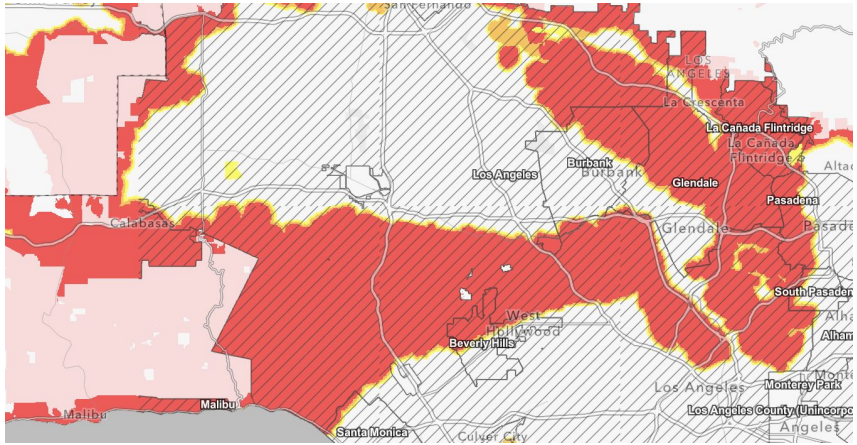
Title 14 Regulations Apply to Specific Developments in Very High Fire Hazard Severity Zones

Title 14 State Minimum Fire Safe Regulations govern defensible space, access, and perimeter management in Los Angeles Very High Fire Hazard Severity Zones (VHFHSZs).

Applicable Projects

Requirements apply to the following development activities:

- **New Construction** located in VHFHSZ designated areas.
- **Building Relocation** into or within the VHFHSZ.



Exemptions to Title 14 Regulations

Title 14 does **not** apply to Utility and Miscellaneous Group U structures, building permit applications filed on or prior to **July 1, 2021**, or new construction related to an existing structure (such as EO8, EO1 and Wildfire Rebuilds that are not new construction and contain existing building elements such as foundations and/or slabs).

Compliance Requires Coordinated Review by LA: DBS, LAFD, and BOE

Ensuring compliance with Title 14 involves coordination among three City of Los Angeles agencies:

AGENCY REVIEW

Department of Building and Safety (DBS)

Determines Title 14 applicability to the proposed project and coordinates clearances with LAFD and BOE. DBS review focuses on specific requirements, such as new structures and driveways located on private property.

AGENCY REVIEW

Bureau of Engineering (BOE)

Reviews regulations for public roads, dead-end roads, and any structure within the public right-of-way.

AGENCY REVIEW

Los Angeles Fire Department (LAFD)

Evaluates fire apparatus access, emergency water standards, turnarounds, strategic ridgelines, and reviews all exception requests when a specific Title 14 standard cannot be met.

For projects that require entitlements (such as Conditional Use Permits, Subdivisions, or Zone Change) Title 14 compliance may also be required. Contact the Department of City Planning for more information.

The Plan Check Routing Process Follows a Sequential Interagency Flow

During plan check, staff enter clearances into the DBS permit system (PCIS) to allow other agencies to review and approve project applications prior to permit issuance. For compliance with all Title 14 regulations, both LAFD and BOE Title 14 Clearances must be obtained before a permit can be issued:

1

PHASE 01

Initial Review

DBS staff determines if the project is subject to Title 14 and reviews items within their purview.

2

PHASE 02

Clearance Routing

If applicable, DBS adds the **LAFD and BOE Title 14 Clearances** to the project requirements.

3

PHASE 03

Agency Sign-Off

BOE and LAFD review the project for their respective regulations.

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FINAL PHASE

Completion

Once all required agency approvals are obtained, and LAFD grants any necessary exceptions, DBS plan check staff clears the remaining comments (if any), allowing the project to move forward with the standard permit issuance process.



TITLE 14 PLAN CHECK

DBS Title 14 Code Evaluation: Driveways, Gates, and Setbacks on Private Property

Department of Building and Safety authority is limited to improvements located within private property boundaries:

Access - Driveways

Must provide a minimum of one 10-foot traffic lane, 14 feet of unobstructed horizontal clearance, and 13 feet, 6 inches of unobstructed vertical clearance.

Access - Gate Entrances

Must be at least two feet wider than the serving traffic lane and located at least 30 feet from the roadway.

Perimeters - Setbacks

Parcels must provide a minimum 30-foot setback for all buildings from property lines or the center of a road unless exemption applies (such as compliance with CWUIC Chapter 5).

BOE and LAFD Evaluate Public Right-of-Way and Emergency Access

BOE and LAFD share responsibility for ensuring emergency vehicles/personnel can safely access and operate at the site:

Road Standards (BOE)

Reviews two-way traffic lanes, road surfaces designed for fire apparatus, and dead-end road length limits.

Grades

Road and driveway grades cannot exceed 16% slope, though LAFD may approve up to 20% slope with specific mitigations.

Emergency Water (LAFD)

Verifies that fire hydrants and water infrastructure fulfill Title 14 requirements, remain operational before work commences, and satisfy California Fire Code provisions.



VEHICLE CAPACITY SPECIFICATION

75,000 lbs fire apparatus load requirement

Projects Must Meet Required Physical Dimensions and Signage Standards

30 FT

DEFENSIBLE SPACE SETBACK

Defensible Space (DBS)

A 30-foot setback is required, but reductions may be allowed using mitigations where buildings comply with the California Wildland-Urban Interface Code Chapter 5.

Address Signage (LAFD)

All residential buildings must have a permanently posted, reflectorized address visible from the fronting road. Fronting roads are those roads (public and/or private street(s)) adjoining the subject property's lot lines.

Turnarounds (LAFD)

Required on driveways over 300 feet in length and must be located within 50 feet of the building, featuring a minimum turning radius of 40 feet.



VISIBILITY STANDARD

Example of a permanently posted, reflectorized address marker positioned for optimal road visibility.

LAFD Processes Exceptions When Title 14 Compliance is Not Possible

EXCEPTION AUTHORITY RESTRICTION

Strict adherence to Title 14 is not always feasible due to site constraints. Where full compliance cannot be attained, project proponents may request an exception under 14 CCR § 1270.07 **exclusively through LAFD**.

INTER-AGENCY PROCESS

Agency Referrals

DBS and BOE refer applicants to LAFD when Title 14 requirements are not met.

APPROVAL RECORD

Clearance Documentation

If an exception is granted, LAFD will note the specific Title 14 items and codes for which the exception is granted directly in the LAFD Title 14 Clearance.

> *"Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative."*
>
> — REGULATORY CITATION: 14 CCR § 1270.07 EXCEPTION PROCEDURES (EXCERPT)

Interagency Title 14 Review Flowchart: Process by Department

Review and clearance pathways across DBS, BOE, and LAFD:

1

INTAKE - PRIVATE PROPERTY REVIEW

Building & Safety (DBS)

- **Intake:** Confirms Title 14 applies during initial plan check.
- **Purview:** Reviews private driveways, private entry gates, and 30-ft setbacks.
- **Clearances:** Adds required LAFD and BOE Title 14 clearances.

2

PUBLIC RIGHT-OF-WAY REVIEW

Bureau of Engineering (BOE)

- **Access:** Examines public roads, dead-end limits, and fire access.
- **Clearance:** Approves BOE clearance if public roadway standards are met.
- **Referral:** Directs non-compliant projects to LAFD for exception review.

3

REVIEW & EXCEPTIONS

Fire Department (LAFD)

- **Standards:** Checks emergency water supply and fire apparatus access.
- **Exceptions:** Sole authority evaluating and granting 14 CCR § 1270.07 exceptions.
- **Sign-Off:** Records approval and any exceptions on clearance for DBS final permit issuance.

EXCEPTION & NON-COMPLIANCE PATHWAY (14 CCR § 1270.07)

- **Referral:** If compliance cannot be met under DBS or BOE purview, applicants are referred to LAFD.
- **Action:** If approved, LAFD notes codes on clearance. If denied, permit issuance is halted.

FINAL CLEARANCE & PERMIT ISSUANCE

- **Full Sign-Off:** When DBS corrections, BOE, and LAFD clearances are approved, Title 14 review is complete.
- **Permitting:** Project proceeds with standard plan check and permit issuance.