

Frequently Asked Questions

Rebuild Determination: **Suitable for Rebuild**

If you received a Rebuild Determination Letter stating, “Your lot is suitable to rebuild a Recreation Residence on”, please review the following Frequently Asked Questions:

- **What is a concept and why am I required to submit one?**
 - A concept is a general plan for a Recreation Residence rebuild. A typical concept includes information such as the dimensions, materials, and general design. Submitting a concept and receiving approval before drafting professional building plans is necessary to ensure that the concept is something the Forest Service can approve.
- **How long do I have to submit building plans?**
 - National Forest Special Use Permit Holders need to submit professionally prepared building plans by July 31, 2024. We recommend communicating with your Forest Service Special Use Permit Administrator early about your intentions to submit plans to rebuild. The rebuild concept should be submitted for approval prior to investing in professional building plans.
- **Will I be granted an extension to submit building plans if I need one?**
 - Extensions to submit building plans will be considered on a case-by-case basis. When requesting an extension please include the reason for the delay.
- **Does the one year deadline include obtaining approval of the building plans?**
 - No, you may submit your building plans up to the July 31, 2024 deadline. Submitted plans will be reviewed and feedback or approval will be provided after the submission deadline.
- **What is the timeline for completing a habitable structure?**
 - The deadline for completing a habitable structure is July 31, 2025, two years from the rebuild determination.
- **Am I required to put porta-potties on my lot during reconstruction?**
 - Yes, porta-potties are required to be onsite during construction. OSHA Sanitation Standard for Construction requires the following:
 - 1 – 20 workers: At least 1 toilet
 - 20 – 190 workers: At least 1 toilet and 1 urinal for every 40 workers
 - If 5 lots have an accessible, centralized location that is within 100 yards of each construction site, they may share porta-potties.
- **What is a habitable structure?**
 - A completed exterior building shell including siding, paint, the installation of roofing, and all exterior windows and doors. Septic, plumbing, and a safe ingress/egress (such as a deck) must also be complete.
 - Should El Dorado County determine a Certificate of Occupancy from the County Building and Planning Department is required, then those guidelines will need to be met.

- Notify your Special Use Administrators as soon as your cabin meets these standards for Forest Service Recreation Residence inspection. ([See El Dorado County Building Department website for more information](#))
- **Can I camp on my lot in a tent, trailer, or RV during construction?**
 - Yes, however this requires prior approval. Please contact your Special Use Permit Administrator to obtain approval.
- **Can I put a temporary storage container on my lot for secure storage of building tools and materials?**
 - Yes, however this requires prior approval. Please contact your Special Use Permit Administrator to obtain approval.

Permit Termination

- **What are the steps to terminate my permit if I choose to not rebuild?**
 - Notify your Special Use Permit Administrator of your decision to terminate your Special Use Permit. Additional information will be provided once your decision is received.
 - Terminating your Special Use Permit will:
 - Release you from the established permit holder duties and responsibilities as outlined in your Special Use Permit.
 - Forfeit your opportunity to rebuild a Recreation Residence on the Eldorado National Forest regardless of the results of the rebuild determinations.