



QUALIFIED RESTAURANT PROFESSIONAL CERTIFIERS

Assembly Bill 671 (AB 671) establishes Government Code Section 66345, an expedited permitting process for tenant improvements to non fast food restaurants. Applicants may use a qualified professional certifier to review and certify compliance with building, health, and safety codes, subject to local agency review.

California licensed architects and engineers who meet the minimum qualifications for a professional certifier will be able to certify that building plans comply with the Los Angeles County Building Code, eliminating the need for a full building plan check review. Approval from other agency Departments, Divisions, and Sections, such as Regional Planning, Public Health, Fire, Environmental Programs Division, will continue to be required prior to the issuance of a building permit.

ELIGIBLE PROJECTS

Eligibility for the AB 671 expedited permitting process is only for tenant improvement projects of qualified retail food establishments where there are only changes to the interior of an existing building. Tenant improvement projects that include interior structural modifications may qualify for AB 671 provided the work is entirely within the tenant space, does not alter the building's primary lateral-force-resisting system, does not expand the building footprint or height, and does not affect other tenants or common structural elements. The retail food establishment must prepare, serve, and vend food directly to the consumer and must not be a fast food restaurant, as defined in [Section 1474 of the Labor Code](#).

QUALIFICATIONS FOR PROFESSIONAL CERTIFIERS

To be eligible to act as a professional certifier, an individual must meet all of the following requirements:

- Be a California-licensed architect or civil/structural engineer in good standing with no disciplinary actions recorded against them in the past five (5) years.
- Have a minimum of five (5) years of experience in commercial building design or plan review in Los Angeles County.
- Possess professional liability errors and omissions insurance, issued by an insurer authorized to perform business in California, with limits not less than \$2,000,000 per occurrence.

Professionals who meet all of these requirements may act as a professional certifier in LA County jurisdiction. All work submitted under AB 671 shall be certified by a qualified design professional legally authorized to practice within the applicable discipline. Where the primary certifying professional does not certify the mechanical, electrical, or plumbing (MEP) scope of work, separate certification by the appropriate licensed design professional(s) shall be required for those systems.

PLAN CHECK AND PERMIT PROCEDURE

Eligible projects must indicate that the project will be using a qualified professional certifier on the building permit application and plainly state "Professionally Certified Restaurant Tenant Improvement." at the beginning of the application work description.

In addition to the standard permit submittal documents (e.g. construction plans, structural calculations, energy calculations, etc.), the following items must also be provided:

1. A completed affidavit (ATTACHMENT A) by the qualified professional certifier(s)
2. A completed affidavit (ATTACHMENT B) by the building owner
3. A copy of the professional certifier's Professional Architect or Engineer license
4. Proof of insurance for the professional certifier(s).

Eligible projects will not undergo a full plan check review. Plan review will consist of verification of application completeness, project eligibility, accessibility, and required professional certifications and approvals. All work remains subject to required inspections and enforcement.

Upon receipt of a complete submittal package, a Building and Safety Plan Check Engineer will have 20 business days to deny the submission and provide corrections or approve the building plans. Any and all corrections must be addressed by the applicant and resubmittals must be accompanied with an updated affidavit from the qualified professional certifier. Upon receipt of a complete resubmittal package, Building and Safety will have 10 business days to deny the application and provide corrections or approve the building plans.

If Building and Safety does not issue any corrections or approval within the 20 business day submittal or 10 business day resubmittal timeframes specified above, the building plans will be considered Approved by Certification. Before the building permit can be issued under an Approval by Certification, all applicable agency approvals shall be provided to Building and Safety. These may include, but are not limited to, Regional Planning, Public Health, Fire, Sanitation District, Environmental Programs, and Electrical, Mechanical, and Plumbing sections. Permits issued with building plans Approved by Certification will feature a stamp on each page that indicates such approval and specifies the professional certifier's name and license information.

AUDITS AND PENALTIES

Building and Safety may conduct random audits of at least 20% of all certified submissions each week. In addition, audits may be conducted within five (5) business days of permit issuance for any project that was Approved by Certification. If an audit reveals material noncompliance, Building and Safety shall provide a plan check correction notice within 10 business days of the audit's initiation and issue any necessary stop work notices to prevent the continuation of noncompliant construction.

Building and Safety may disqualify a professional certifier from further participation as a professional certifier in LA County if an audit reveals either of the following:

1. Willful noncompliance with the requirements of the code and any issued plan check corrections.
2. Two or more instances in which the qualified professional certifier attested to certifying building plans that were found to be noncompliant.

Disqualification as a qualified professional certifier with LA County will be for a period of 5 years. Furthermore, any false statement in a certification submission or registration shall also be grounds for disciplinary action by the California Architects Board, pursuant to Section 5586.5 of the Business and Professions Code, or the Board for Professional Engineers, Land Surveyors, and Geologists, pursuant to Section 6775 of the Business and Professions Code, as applicable.

Enacted on 01/01/26.

RECOMMENDED BY:



Razmig Shamim
Senior Civil Engineer

APPROVED,

JUAN MADRIGAL
Superintendent of Building

BY:



CLARK AJWANI
Assistant Superintendent of Building



Los Angeles County Public Works
Building and Safety Division
Qualified Restaurant Professional
Certifier Affidavit

BCM 106.4
ARTICLE 1
01/01/26
ATTACHMENT A

Project Information

Permit Application Number:
Project Address:
Project APN:

As the professional certifier for the above project, I attest to the following statements:

- 1. Project Eligibility. The project meets the definition of a tenant improvement and restaurant, as specified in AB 671, and is eligible for review by a professional certifier under AB 671.
2. Professional Certifier Eligibility. I possess over five (5) years of experience in commercial building design or plan review in Los Angeles County and a Professional Engineer or Architect license in good standing with the State of California and no disciplinary actions against me in the last five (5) years.
3. Code Compliance. The building plans and specifications for the project above comply with all applicable building, health, and safety codes, including, but not limited to, the Los Angeles County Building Standards Codes (including accessibility requirements under California Building Code Chapter 11B).
4. Legal Liability. I am legally liable for errors and omissions which may result in construction delays, costs, or penalties.
5. Release of Liability. I agree to protect, defend, and indemnify Los Angeles County and its officers and representatives against any and all claims, liabilities, judgements, costs, expenses, delays, demands or injuries arising out of or in any way connected with the design, construction, Code compliance review or issuance of a building permit for the project identified in the building permit application.
6. Penalties. I agree that the Building Official has full discretion to audit the plans and specifications I have certified and remove me from participation as a professional certifier in Los Angeles County if an audit reveals material noncompliance with the code.

I declare, under penalty of perjury according to the laws of the State of California, that the foregoing is true and correct.

Professional Certifier Name:
Professional Certifier Signature:
License Type: Professional Engineer Architect
License Number: License Expiration Date:
Date:



Los Angeles County Public Works
Building and Safety Division
Qualified Restaurant Professional Certifier
Property Owner Affidavit

BCM 106.4
ARTICLE 1
01/01/26
ATTACHMENT B

Project Information

Permit Application Number:
Project Address:
Project APN:
Professional Certifier Name:
Professional Certifier License Number:

As the property owner for the above project, I attest to the following statements:

- 1. Project Participation. I understand an independent Professional Certifier will be certifying compliance with the applicable building codes, not the Los Angeles County Building and Safety Department. I have authorized the above Professional Certifier to review and certify the above project. I have verified the above Professional Certifier meets the minimum qualifications established by Assembly Bill 671 and is not disqualified from participation as a Professional Certifier in Los Angeles County.
2. Code Compliance. The building plans and specifications for the project above shall comply with all applicable building, health, and safety codes, including, but not limited to, the Los Angeles County Building Standards Codes. I understand that this project is being approved for a permit that is subject to audit and/or field inspection by the County of Los Angeles.
3. Legal Liability. I will take all necessary measures to correct any misrepresentation or falsification of facts made knowingly or negligently in the building permit application or other supporting documents submitted by me, my agents, contractors, employees or Professional Certifier. If the construction of the project is contrary to, or does not meet, the standards of the County or State's Building Codes, or other applicable law, or the permit to be issued, I shall be responsible at my own expense, and the Professional Certifier shall be separately responsible, to remove or modify any and all components that do not conform.
4. Release of Liability. I hereby agree to protect, defend, indemnify, and hold harmless the County of Los Angeles and their officers, representatives, managers and employees against any and all claims, demands, awards, suits, judgments, liabilities, losses or damages arising out of or being in any way connected with the design, construction and/or code compliance review of the above project. This obligation shall not negate, waive or otherwise reduce any other right or obligation of indemnity that may exist in favor of the County of Los Angeles.

I declare, under penalty of perjury according to the laws of the State of California, that the foregoing is true and correct.

Name of Property Owner:
Signature of Property Owner:
Date: