



Plan Check
Program

Electronic Plan Submittal (EPS)

Environmental Health now accepts electronic plan submittals (EPS) for food and pool plan check. Please review the instructions below on how to submit an EPS and set up a Box account, and other frequently asked questions. Failure to follow instructions may result in project delay. If you have questions regarding this document, please contact Plan Checker on duty at 714-433-6074.

How do I submit EPS?

1. Access the Electronic Plan Submittal Package (EPSP) on our website — We have separate EPSPs for food and pool facilities. The EPSP includes:

- Service Request form
- Overview of plan check fees
- Checklist of criteria for plan submittal

2. Complete the Service Request form — Email your form to plancheck@ochca.com and include “EPS” in the subject line. Emails missing proper subject line may be overlooked.

Do not send your plan files via email or other cloud-based links. Please wait for us to send you an invitation to Box.

3. Upload EP (electronic plan) and Supporting Documents to Box — We will share two folders with you in Box, a “Plan” folder and a “Supporting Documents” folder.

- EP OR
- Revised EP (if requested by Plan Checker)

Upload the following to the “Supporting Documents” folder:

- Completed “Plan Submittal Checklist” (required)
- Cut sheets (required)
- Menu (required for food facilities)
- Response letter (required for revisions)
- Standard operating procedure (upon request)
- Air balance report (upon request)

4. Submit Plan Check fees – After you upload plans, we will email you the fee amount and instructions to pay. Further information on the payment methods will be included in the email. You may pay online, in-person at our office, or through mail.

Upload the following to the “Plan” folder:

Special requirements for EPS

EPS that are missing or not following items below can be denied.

- **All plans must be submitted as single files** and without any additional folders or compressed (zipped) folders. All plans must be compiled into one set. Individual sheets shall not be submitted separately.
- **Plans (initial and revisions the facility's name and date of uploading)** (date-month-year). For example, Smith Café 01012023. Do not use special characters for the title or in the date. Plans must be uploaded to the "Plan" folder in your Box account.
- **Supporting documents must be in PDF format or equivalent.** They can be of any size and be submitted as multiple pages. Supporting documents must be uploaded to the "Supporting Documents" folder.
- **All PDF plans must be drawn to scale.**
- **All PDFs must be free of hyperlinks, batch hyperlinks, and viewports (pre-designated scales for pages or details).**
- **All plans must include:**
 - Sheet index identifying contents of the plans
 - Comprehensive scope of work on the front cover page. Scope of work must match the proposed scope of work on the Plan Check Application
 - Seating capacity on the cover sheet (food facility plans)
 - Project plans: Architectural, interior design, mechanical, electrical, and plumbing
- **All documents uploaded to Box after Environmental Health has evaluated plans will be considered revisions.**

How do I submit physical samples for evaluation and approval?

Samples can be either be mailed or dropped off at our office. Ensure all samples are properly labeled with the designated service request number (e.g. SR0123456).

Mailing Address 1241 E. Dyer Rd. Suite 120
Santa Ana, CA, 92705

I uploaded the wrong documents onto Box and cannot delete them. What do I do?

To remove incorrect documents, email plancheck@ochca.com with the following information in the subject line: "Facility Name, Service Request Number, EPS Amendment" (e.g. Smith Café, SR0123456, EPS Amendment).

In the body of the email, specify which uploads you need to remove. Then, upload the correct plans and/or documents to Box.

How long does the EPS review process take?

Initial Review – Initial food facility plans will be reviewed within 20 business days from the day the payment was received.

Initial pool plans are intended to be reviewed within 20 business days from the day the payment was received, but this may vary based on the workload of our Plan Check team.

Revision Review – Revisions are reviewed in the order they were received. Depending on the volume of revisions and submittals, the revision review process may take up to 8 weeks to be completed. Contact your designated plan checker for a more accurate timeframe for the review process of your plans.

Expediting is not available for the initial and revision review process.

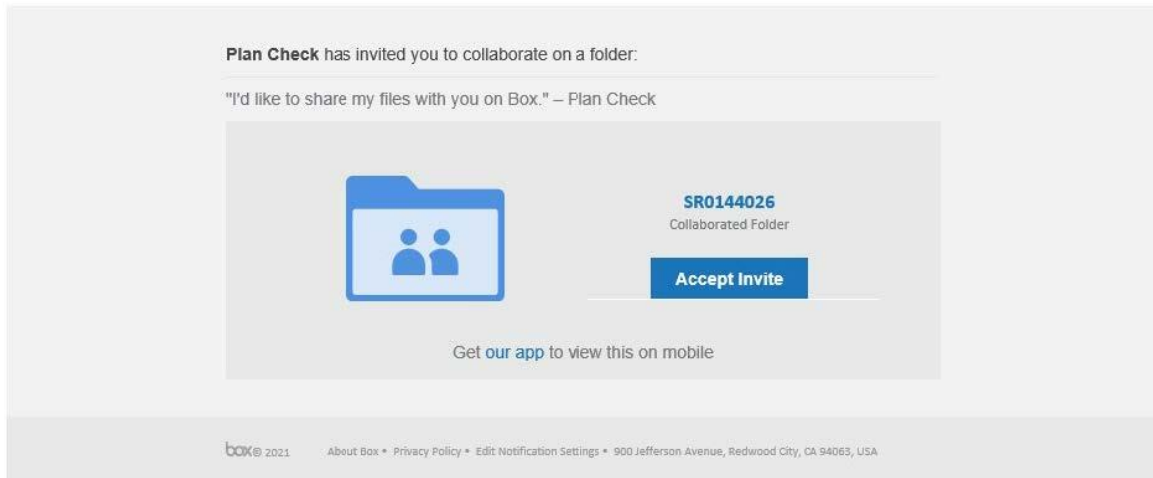
Instructions for Box

Orange County Environmental Health will be using a web application called Box to exchange plan files. This is where you can submit your plans, and where your plan checker will return your reviewed and approved plans.

Setting up your Box account

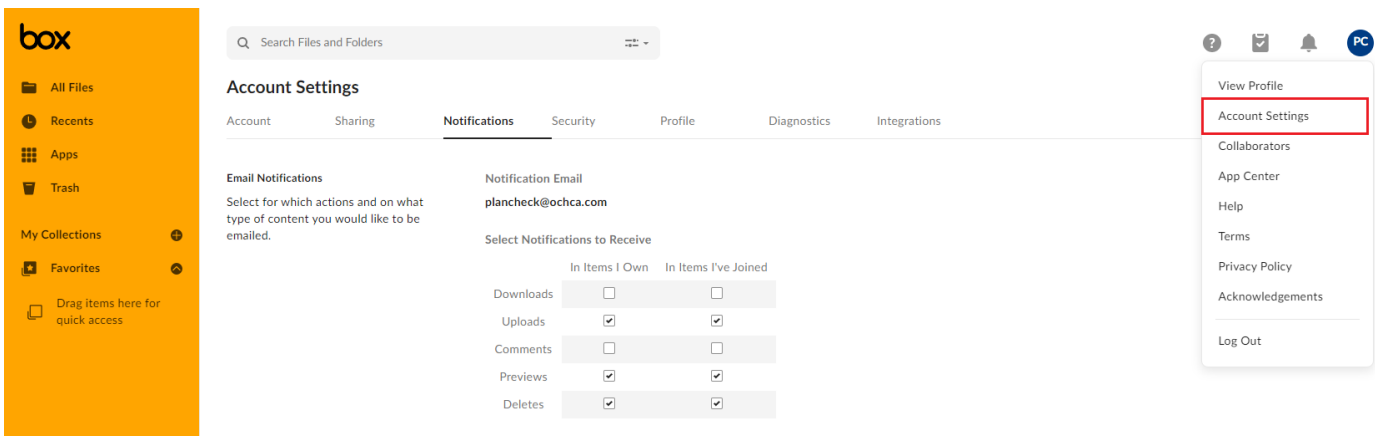
- ★ **Note to first time Box Users:** *You will have to complete the 2-step verification process prior to clicking on the links that were shared with you. Missing this step may lead to an error message when trying to access the shared links. We highly recommend completing the sign-up process on a computer device versus cell phones.*

An invitation will be sent via email (shown in the image below) from our Plan Check team. Select the “Accept Invite” button to access the folders. Please use the same Box account for any future electronic plan submittals.



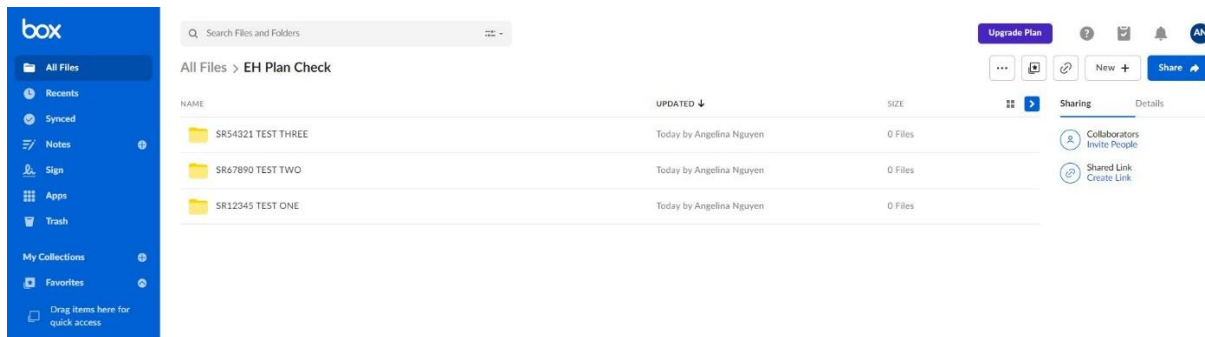
Adjusting notifications

Once you have set up your Box account, we recommend adjusting your notification settings, so that you are notified when files are uploaded into your project folder. Your Plan Check will typically email you as well.

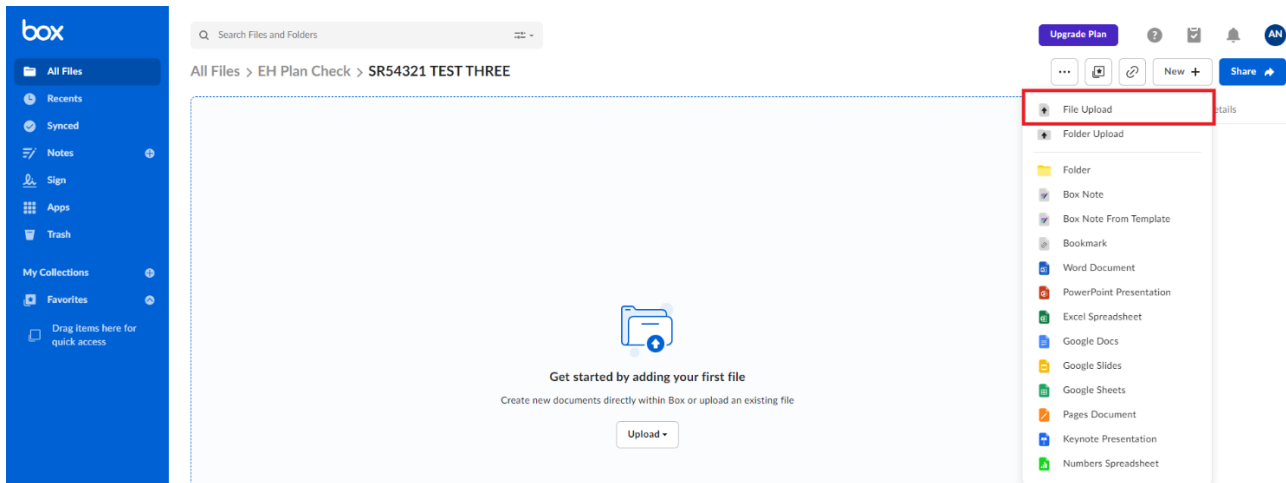


Uploading plans and supporting documents

If you are working on multiple plan reviews with OCEH, you will have access to multiple folders. Please ensure that you are in the right folder, which will be labeled with the SR number. It is the submitter's sole responsibility to ensure that they have uploaded the correct files to the correct folder.

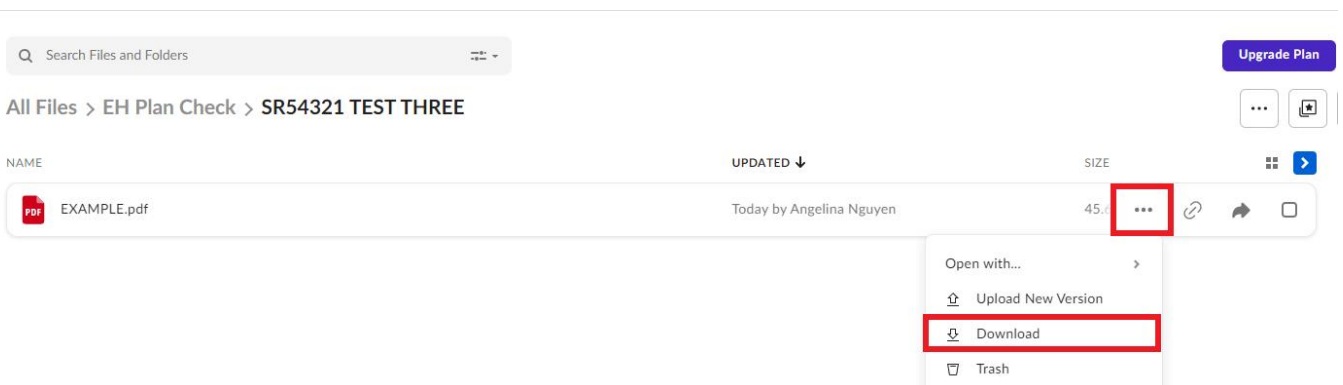


Once you are in the correct folder, go to the “New” option and select “File Upload”. Choose or drag in the files you would like to upload. Box will autosave files and changes you make.



Downloading files

Once your plans are approved, we recommend downloading them for your records. The download option is shown in the image below. You can download files at any point in the review process.





Plan Check Fees for Food Facilities

All fees effective until 6/30/2023

New construction includes but is not limited to:

- If the location has never had a health permit with OCHCA as a food facility.
- If the facility was previously operated/occupied by a non-food facility (e.g. retail), and is being converted into a food facility.
- If the building is currently vacant (e.g. no food related equipment, or is a shell), and is being converted into a food facility.
- If the building was a prior food facility, but has not been in operation as a food facility for an extended period of time (please contact the Plan Check phone line for clarification).
- If the operator or owner is changing the layout of the facility (e.g. adding walls in the kitchen, adding new equipment, updating all new finishes).
- If the facility has a change of operations (e.g. going from Party City to Ralphs; from Burger King to Starbucks).
- Any remodel with a change in ownership is reviewed as new construction. The entire facility is evaluated regardless of scope of work or existing condition; contact the Plan Check phone line for clarification.

Remodel includes but is not limited to:

- An existing and previously approved and permitted food facility that is being remodeled.
- A change of ownership of an approved and permitted food facility that is accompanied with a change of menu or change in equipment or facility layout.
- If there are changes to be made to a facility with an existing approved health permit with no change of ownership. Changes can include: countertop equipment, equipment under the hood, addition or removal of walk-in units, addition of dishwashing machines, replacement of water heaters. (please contact the Plan Check phone line for clarification). This section does not apply to replacing like-for-like equipment (e.g. no plans are required if you are replacing your approved two door upright Traulsen cooler with the same make and model number).
- When a continuous renter changes at a permitted food hall, food incubator kitchen, rental kitchen, or ghost kitchen. These types of remodels will be charged \$844.00 (remodel 101 sq. ft. - 1000 sq. ft.) upon submittal.

New Construction - Plan Check Fees

Food establishments/restaurants, bars, school cafeterias, hospital kitchens:

Square footage of facility	Fee amount
Under 2,000 sq. ft.	\$1,500.00
2,000 – 5,999 sq. ft.	\$1,905.00
6,000 – 29,999 sq. ft.	\$2,032.00
30,000 sq. ft. and over	\$2,482.00

Food processing establishments, retail unpackaged food stores, wholesale/retail bakeries, unpackaged food commissaries:

Square footage of facility	Fee amount
Under 2,000 sq. ft.	\$1,529.00
2,000 – 5,999 sq. ft.	\$1,756.00
6,000 – 29,999 sq. ft.	\$2,317.00
30,000 sq. ft. and over	\$2,499.00

Pre-packaged retail food stores, food warehouses:

Square footage of facility	Fee amount
Under 2,000 sq. ft.	\$832.00
2,000 – 5,999 sq. ft.	\$894.00
6,000 – 29,999 sq. ft.	\$1,021.00
30,000 sq. ft. and over	\$1,141.00

Satellite food distribution facilities, food vehicles/carts:

Facility type	Fee amount
Pre-packaged food	\$355.00
Unpackaged food	\$816.00
Food vehicles/carts	\$281.00

Remodel - Plan Check Fees

All types of food establishments/facilities:

Facility type	Fee amount
Under 101 sq. ft.	\$345.00
101 – 1,000 sq. ft.	\$844.00
1,001 sq. ft. and over	\$1,681.00

Additional Fees

Hourly rate fees **apply to 2nd or greater revisions after initial submittal and to all plans submitted after approval**

Type	Fee amount
Hourly rate for food facility plan revisions	\$133.00 per hour



Plan Check Service Request Form: Food Facility Construction SR# _____

County of Orange Health Care Agency/Public Health Services/Environmental Health
1241 E. Dyer Rd., Suite 100, Santa Ana, CA 92705
Telephone: (714) 433-6074 / FAX: (714) 433-6424

Jobsite Information

Facility Name:		
Former Facility Name (if applicable) :		
Facility Address:		
City:	Zip:	Square Footage of Construction:
<input type="checkbox"/> New construction	<input type="checkbox"/> Remodel	Remodels: <input type="checkbox"/> Yes <input type="checkbox"/> No Change in ownership? <input type="checkbox"/> Yes <input type="checkbox"/> No Will facility continue to operate during the remodel? <input type="checkbox"/> Yes <input type="checkbox"/> No
Items submitted: <input type="checkbox"/> Plans <input type="checkbox"/> Finish samples <input type="checkbox"/> Menu <input type="checkbox"/> Spec Sheets		
Scope of Work/Extent of Remodel:		
Facility Type: (e.g. restaurant, packaged market, food truck)	Projected date of completion:	

Submitter/Requestor Information

Submitter:	Title:
Company:	
Company Address:	
City:	Zip:
Primary Contact Email:	Phone:

Owner/ Property Manager Information

Facility Owner:		
Owner Address:		
City:	State:	Zip:
Owner's Representative:	Title:	
Representative's Email:	Phone:	

- Each person and/or entity noted on this application has authority to manage the project, including requesting copies of plans and comment letters, receiving status updates, submitting changes, or cancelling the project.
- All County records are considered to be legal public records and, unless exempt under the California Public Records Act (Government Code Section 6250 et seq.), are subject to review or release to anyone who makes a request. Once plans are submitted to the County of Orange for review, all records submitted are deemed a public record.
- Refund policy: Refunds can be obtained only when requested prior to the initial review of the plan.
- **By completing and submitting this form, you acknowledge that you have read and understand the terms above.**

For Office Use Only

Date Received:	Received by:	PC PE:	Fee:	HSO#:
Payment Method	FA#	PR#	FPS Inspector:	
Date Assigned:	Assigned to:	FPS Supervisor		



County of Orange Health Care Agency, Environmental Health Division
 1241 E. Dyer Rd., Ste. 120, Santa Ana, CA 92705
 Phone: (714) 433-6074 / Email: plancheck@ochca.com

Plan Submittal Checklist – Food Facility

Facility name: _____

Address: _____

Contact name and phone number: _____

Contact email: _____

For **unpackaged** food facilities:

Yes	No	Criteria
		1 set of plans
		Floor plan drawn to scale (¼ inch = 1 ft), readable, black ink
		Previous floor plan (remodels only)
		Equipment specification sheets (1 set only)
		Equipment schedule with make and model of all equipment
		Finish schedule for all areas (floor, 3/8" radius coved based, walls, ceiling)
		Menu
		Dry storage – 32 linear ft of 3-tier NSF certified shelving units OR 96 running ft (4-tiers maximum)
		Lockers or change room
		Detailed exhaust hood drawings, including elevations and CFMs
		3-compartment sink with dual integral drainboards and indirect waster
		Handwash sink
		18" x 18" prep sink with indirect waste to floor sink
		Mop sink with chemical shelf and mop rack
		Water heater location and energy input rating (BTU or kilowatts)
		Employee restroom(s)
		Customer restroom(s) for on-site consumption of foods

For **packaged** food facilities:

Yes	No	Criteria
		1 set of plans
		Floor plan drawn to scale, ¼ inch = 1 ft, readable, black ink
		Previous floor plan (remodels only)
		Equipment specification sheets (1 set only)
		Equipment schedule with make and model of all equipment
		Finish schedule for all areas (floor, 3/8" radius coved based, walls, ceiling)
		Menu
		Dry storage – 16 linear ft of 3-tier shelving units
		Mop sink with chemical shelf and mop rack
		Water heater location and energy input rating (BTU or kilowatts)
		Employee restroom(s)