



City of Malibu

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Mechanical, Electrical, and Plumbing Requirements

Residential projects 3,000 square feet or greater in total floor area. The City requires a full set of Mechanical, Electrical, and Plumbing (MEP) plans for new single-family residences and its accessory structures 3,000 square feet or greater in total floor area. General requirements for permit issuance are based on the 2026 Los Angeles County Code, adopting the 2025 edition of Title 24 of the California Code of Regulations.

Prior to permit issuance, plans must be stamped and signed by a State of California registered Architect or Engineer, or bear the name, address, and signature of the licensed contractor responsible for the project.

The following list of requirements is not exhaustive. Additional information may be required upon plan review.

Mechanical

- Provide equipment schedule listing HVAC units and exhaust fans with manufacturer name and model numbers on the plans. HVAC type, SEER, and EER to coordinate with CF1R Energy forms.
- Floor plans showing location of HVAC and exhaust fan units, ducting, etc.
- Show supply air, return air, and registers with air flow rates listed on plans.
- Typical details to be included depending on where HVAC units will be placed (attic, garage, etc.)

Electrical

- Panel schedule(s) showing size, type, circuits, overcurrent protection devices, load, etc.
- Show panel rated ampacity, AIC rating, voltage, and panel locations.
- Single line diagrams showing panels, sub-panels, conduit and wire sizes, and conductor type.
- Show service grounding method and ground wire size.
- Floor plans including lighting, switches, wiring, etc. Coordinate labeling with panel schedules.

Plumbing

- Drainage, water, and vent floor plans for plumbing fixtures. Include material, sizes, and slopes. Note total number of fixture units on the plans.
- Riser diagrams to be provided for structures greater than one story.
- Specify BTU load of appliances and provide gas riser diagram to verify sizing of gas lines. Gas line type to be noted.
- Show location of the water heater and verify type and size is coordinated with CF1R Energy Forms.

It shall be the duty of the Permit Applicant to cause the work to remain accessible and exposed for inspection purposes, neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Construction Hours: Monday - Friday, 7:00 AM to 7:00 PM and Saturday, 8:00 AM to 5:00 PM.
No construction is allowed on Sundays or holidays. Malibu Municipal Code Section 4.2.04(G)

For questions regarding the requirements, contact the Community Development Department, Building Safety Division at Mbuilding@malibucity.org or 310-456-2489 ext. 390.