



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

Mechanical, Electrical, and Plumbing Requirements Non-Residential projects

General requirements for permit issuance of non-residential buildings 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. The following list of requirements is not exhaustive. Additional information may be required upon plan review.

Mechanical (separate mechanical plan required)

- General notes applicable to the project.
- Show type, location of each heating and cooling unit.
- Add equipment schedule.
- Show location, ducts, diffusers, fire and smoke dampers, and hood construction detail.
- Applicable Energy forms to be included.

Electrical (separate electrical plan required)

- General notes applicable to the project.
- Applicable Energy forms to be included.
- Single Line Diagram
 1. Show conduit and wire sizes.
 2. Specify aluminum or copper conductors and insulation type.
 3. Show serving voltage, amperage, and short circuit available from utility.
 4. Show service grounding method, ground wire size, and cold water bond.
 5. Show sizes of fuses and/or circuit breakers and ampere interrupting capacities (AIC) of equipment.
 6. Show justification for equipment AIC rating by specifying fuse or breaker by manufacturer number or circuit length and/or short circuit calculation.
 7. Show main service arrangement with details on workspace, access and connection to utility transformer.
- Electrical Load Calculations/Panel Schedules
 1. Show electrical load calculations to justify the size and type of equipment and conductors to be installed.
 2. Show panel rated ampacity, AIC rating, voltage; main lugs only or with main protection; and panel locations.
 3. Show total load and per phase load in watts and amperes.
- Lighting Plan
 1. Show indoor and outdoor lighting plans that include layout of fixtures, wiring, and switching. Identify luminaire type and wattage on plans. Outdoor lighting will require Dark Sky review and approval.



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Plumbing (separate plumbing isometric plan required)

- General notes applicable to the project.
- Waste, water, and vent plans for plumbing fixtures. Include material, sizes, and slopes. Note total number of fixture units on the plans.
- Specify BTU load of appliances and provide gas riser diagram to verify sizing. Gas line type to be noted.
- When drainage piping is located below the next upstream manhole (hillsides).
- Show type and location of plumbing fixture, rough plumbing lines, and grease interceptor details.
- Applicable Energy forms to be included.
- If applicable, septic and all components shall be shown on the plans.

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.