



City of Malibu

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Information Bulletin

Exterior Elevated Elements (E3) Program: Requirements and Deadlines

California state and local regulations require inspections to help ensure building safety in the community. On September 28, 2024, California's Governor approved bill Assembly Bill (AB) 2579. Passed by the Assembly and Senate, AB 2579 amended SB 721 which provides authority for the City to enter and inspect any buildings or premises whenever necessary to secure compliance with or prevent a violation of the Building Standards Code. **The deadline for the initial balcony inspection is January 1, 2026.**

The Exterior Elevated Elements (E3) Program is in place to safeguard the public and to provide guidance for owners and applicants related to E3 assessment submittals to the City. E3s of buildings with three or more dwelling units must be inspected by a California-licensed architect, or California-licensed civil or structural engineer. The program applies to the following exterior elements located more than six feet above adjacent grade, constructed of wood or steel, and accessible to occupants, known collectively in this document as E3s:

- Balconies
- Exterior walkways
- Decks
- Exterior stairs and landings
- Guards and associated handrails serving any elements listed above

The inspections will identify supporting elements that exhibit signs of deterioration and determine if the extent of the deterioration has compromised the load-carrying capacity of the supporting elements. Once the architect or engineer has completed the assessment, email the completed report and form to mbuilding@malibucity.org or mail to Malibu City Hall, Exterior Elevated Elements Program, 23825 Stuart Ranch Road, Malibu, CA 90265.

The below table shows the deadlines for submitting the assessment reports.

Property Owners	January 1, 2026
	By January 1 every 6 years thereafter
Condominium Associations	January 1, 2026
	By January 1 every 9 years thereafter

For further information, visit the City website: www.malibucity.org/E3, or contact Building Safety staff at 310-456-2489 ext. 390, or via email at mbuilding@malibucity.org.