



# City of Malibu

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## Frequently Asked Questions (FAQs) Exterior Elevated Elements (E3) Repairs

### 1. What are Exterior Elevated Elements (E3)?

Exterior Elevated Elements are all elevated decks, balconies, landings, stairway systems, walkways, guardrails, handrails, or any parts thereof that are exposed to weather and with a walking surface more than six (6) feet above grade/ground.

### 2. I've never had this inspection before. When did this become a requirement?

City of Malibu [Ordinance No. 515](#) was passed by the Malibu City Council on February 26, 2024.

### 3. By when are inspections required?

By January 1, 2026, owners of multifamily residential buildings, hotels/motels, apartments, and condominiums need to have the E3s of their buildings inspected by a California-licensed professional who will submit an inspection assessment report and Inspection Certification Form. Inspections for multi-family properties (not including condominiums) shall be completed by January 1, 2026, and by January 1 every six (6) years thereafter. Inspections for condominiums shall be completed by January 1, 2026, and by January 1 every nine (9) years thereafter.

### 4. Who are considered "licensed professionals"?

- California-licensed Architects (<http://www.cab.ca.gov/>)
- California-licensed Civil Engineers and California-licensed Structural Engineers (<http://www.bpelsq.ca.gov/>)

### 5. Who is exempt from the E3 inspection requirement? Single family homes, duplexes, commercial, and industrial properties without residential units or multi-family with two (2) or fewer residential units.

### 6. My property does not have rental units. Does this apply to me? Yes, if there are three (3) or more residential units in the building.

### 7. I own and live in a residential condominium, does this apply to me? Yes. See the Malibu Municipal Code (MMC) Sections 15.03.040 and 15.30.060.



**8. How should I go about hiring a licensed professional?**

- California Architect's Board Guide to Finding an Architect:  
[http://www.cab.ca.gov/pdf/publications/consumers\\_guide.pdf](http://www.cab.ca.gov/pdf/publications/consumers_guide.pdf)  
Find an architect: <https://architectfinder.aia.org/>
- Board for Professional Engineers, Land Surveyors and Geologists Consumer Guide [http://www.bpelsq.ca.gov/pubs/consumer\\_guide.pdf](http://www.bpelsq.ca.gov/pubs/consumer_guide.pdf) or  
[http://www.bpelsq.ca.gov/consumers/lic\\_lookup.shtml](http://www.bpelsq.ca.gov/consumers/lic_lookup.shtml)

**9. How long do I need to keep the inspection forms and reports?**

Property owners and condominium associations are required to maintain the records for two inspection cycles; records must be disclosed and delivered to the buyer at the time of any subsequent sale of the building.

