



# City of Malibu

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## Building Safety Department Plan Check Submittal Requirements for Modular Housing

1. Obtain Planning Department approval prior to submitting to Building Safety plan check.
2. Applicants are required to submit separately to Los Angeles County Fire Department - Calabasas Office to obtain Access and Occupancy approvals.
3. A complete set of State approved and stamped plans and documents shall be provided for the proposed modular home(s). The plans shall include approved architectural and structural floor plans, elevations, and details. All sheets of the pre-approved plans shall bear the State approval stamp. Visit California Department of Housing and Community Development – HCD ([www.hcd.ca.gov](http://www.hcd.ca.gov)) for more information regarding manufactured & factory-built housing requirements and approvals.
4. All sheets of the plans that are not a part of the State approved set are required to be signed by the California licensed architect or engineer responsible for the plan preparation. Please include the California license number, seal, and the date the plans are signed. The first page of the structural calculations shall be stamped and signed by the engineer of record. Section 5536.1, 6735 California Business and Professions Code.
5. The following information shall be provided on the cover sheet of the plans.
  - a. List of applicable codes for your project:
    - i. City of Malibu Municipal Code
    - ii. 2026 County of Los Angeles Building Code (Title 26)
    - iii. 2026 County of Los Angeles Electrical Code (Title 27)
    - iv. 2026 County of Los Angeles Plumbing Code (Title 28)
    - v. 2026 County of Los Angeles Mechanical Code (Title 29)
    - vi. 2026 County of Los Angeles Residential Code (Title 30)
    - vii. 2026 County of Los Angeles Green Building Standards Code (Title 31)
    - viii. 2026 County of Los Angeles Existing Building Code (Title 33)
    - ix. 2025 California Energy Code (Title 24, Part 6)
    - x. 2025 California Wildland-Urban Interface Code (Title 24, Part 7)
  - b. A sheet Index
  - c. A list of consultants, include name of person or company, address, and phone number.
  - d. Owners' information, include name of person or company, address, and phone number.



- e. Modular Home Manufacturer's information, company name, address, phone number, email address.
  - f. Wildland Urban Interface (WUI) note, "Prior to the issuance of a certificate of occupancy, a copy of the Ignition Resistant Construction System Information Certification from the Modular Home Manufacture shall be submitted to the City of Malibu Building Official and approved."
  - g. A vicinity sketch / map of the property location.
6. Provide an overall site plan and include the following information:
    - a. Show the location of the modular unit and the distances from the exterior walls and eaves to the property lines and to the other structures on the site.
    - b. Show the point of connection for each of the utilities (gas, water, electricity, and the on-site wastewater treatment system - OWTS). Please include the size and locations of the water meter, the outdoor HVAC units, the electrical panel(s), the septic tank and the disposal field.
    - c. Show finish grade within 10 feet of the building foundation slope away a minimum of 5% for pervious and 2% for impervious surfaces.
  7. A California licensed engineer shall design the foundation system for the modular home per the recommendations in the geotechnical report. Structural plans, details, and calculations are required to be provided. Conventional State approved foundation system using isolated interior foundation elements are typically not adequate based on recommendations in most geotechnical reports.
  8. A letter shall be provided by the geotechnical engineer confirming that the foundation plans, retaining walls, slope setbacks, grading plans and specifications have been reviewed and that it has been determined that the recommendations in the soil report are properly incorporated in the plans.
  9. Provide 2026 County of Los Angeles Green Building Standards Code (Title 31) notes for all the onsite work.

This list of plan check submittal requirements is subject to change per Authority Having Jurisdiction (AHJ) and the Building Official as noted in Section 106 of the County of Los Angeles Building Code. Additional requirements may apply. For questions regarding the requirements listed above, email [mbuilding@malibucity.org](mailto:mbuilding@malibucity.org) or call 310-456-2489 ext. 390.

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