



Building Safety
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City of Malibu

Residential General Notes

Please include this note sheet on the **Cover Sheet** of the plan set. These notes are applicable to only single-family homes, two-family homes, and townhomes.

General Information:

- Project complies with the following Applicable Codes: 2022 CRC, CPC, CMC, CEC, CGBSC, CA Energy Code, 2023 County of Los Angeles Amendments and Malibu Municipal Code.
- Occupancy Group: R-3/U
- Type of Construction: V-B

Aging in Place:

- Newly constructed dwelling units to comply with Aging-In-Place requirements in accordance with CRC R327:
 - One bathroom and one bedroom will be provided with a net clear opening of not less than 32 inches. Per CRC.R327.1.3
 - One bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the floor above shall comply with this section.
 - The reinforcement will be solid lumber and not less than 2X8. The reinforcement shall be located between 32" and 39 1/4" above the finished floor.
 - The water closet reinforcement to be installed on both side walls of the fixture, or one side wall and the back wall.
 - The shower reinforcement will be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement will be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar will be provided with the bottom edge located no more than 6" above the bathtub rim.
 - Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.
 - Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of the doorbell button assembly.

Site:

- Lots shall be graded to drain surface water away from the building and adjacent properties and towards the public way. The grade shall fall not fewer than 6" within the first 10 feet. CRC R401.3
- The building address must be clearly visible and legible from the adjacent public way or street. Address letters/numbers shall be minimum 4 inches high, with a minimum stroke width of 1/2 inch, and shall contrast with their background. CRC R319.1

Garage:

- Walls separating the dwelling and the garage to be provided with 1/2" minimum gypsum board applied on interior side. CRC R302.6
- Where habitable rooms occur above the garage, 5/8" minimum Type X gypsum board will be provided on the ceiling. CRC R302.6
- Openings between the garage and the residence to have a 20-minute fire-rating (or a solid wood door not less than 1-3/8" thickness), and be equipped with self-closing and self-latching devices. CRC R302.5.1



- Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum 26 gage sheet steel or other approved material and shall have no openings into the garage. CRC R302.5.2

Stairways:

- The enclosed usable space under the stairs to be protected with ½" gypsum board per CRC R302.7.
- Stair tread depth to be 11" or 10" minimum plus tread nosing (¾" to 1-¼" nosing) and riser height of 7.75" maximum per CRC R311.7.5.2 and CRC R311.7.5.3.
- Handrails will be provided at stairs with 4 or more risers.
 - Handrails are required to be 34" to 38" above the stair treads. CRC R311.7.8.1.
 - Handrails shall be continuous for the full length of the flight, from a point directly above the top riser to the lowest riser flight. CRC R311.7.8.4.
 - Handrail ends shall be returned or shall terminate in newel posts or safety terminals. CRC R311.7.8.4.
 - Handrails adjacent to a wall shall have a space of not less than 1-½" between the wall and the handrails. CRC R311.7.8.3.
 - Handrail shall either be circular with an outside diameter of 1-¼" to 2" or with a perimeter greater than 6-¼ inches with graspable finger recess area on both sides of the profile. CRC R311.7.8.5
 - For the open side of stairs, the openings must be smaller than a 4-3/8-inch sphere. CRC 312.1.3 exception 2.
 - Triangle openings on the open side of stairs must be smaller 6 inches sphere. CRC 312.1.3 exception 1
 - Handrail connection shall be designed to withstand a 200-pound load applied in any direction at any point along the top of the rail

Bathrooms:

- The bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
- Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1
- A 36-inch landing shall be provided at each side of each exterior door. The slope of the exterior landing shall not exceed 2% slope. CRC R311.3.
- Landing at the egress door shall not be more than 1-½" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where door does not swing over the landing. CRC R311.3.1

Smoke and Carbon Monoxide Alarms:

- Smoke alarms are required in every bedroom, area leading to these bedrooms and on every floor. CRC 314.3
- A carbon monoxide alarm is required in all areas leading into the bedroom and on every floor. CRC R315.3
- The smoke alarms and carbon monoxide alarms shall be interconnected and hardwired per CRC R314.4, R314.5, R315.2.4 and R315.2.5.

Mechanical, Electrical, Plumbing, Energy:

- Air ducts shall exhaust 3'-0" from property line and 3'-0" from openings into the building. CMC 504.5.
- appliances in the attic space, note the following on the plan:
- The following are required for appliances installed in an attic:
 - An access through an opening and passageway at least as large as the largest component of the appliance, 22-inch x 30-inch minimum. CMC 304.4



- A passageway from the access to the appliance. Passageway shall have solid flooring not less than 24-inches wide. CMC 304.4.2.
 - A 30-inch x 30-inch platform shall be provided in front of the service side of the appliance. CMC 304.4.3.
 - A light fixture and convenience outlet shall be provided near the appliance. Switch controlling the light fixture shall be located at the entrance to the passageway. CMC 304.4.4
- All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. CEC 210.12
- All 125-volt, 15- and 20- ampere receptacle outlets shall be listed tamper-resistant receptacles per CEC 406.12.
- The shower door to be 22" minimum and maintain a 22" minimum unobstructed opening for egress per CPC 408.5.
- The shower stall to be 1024 square inches minimum and capable of encompassing a 30" diameter circle. CPC 408.6
- The water closets to have a side clearance of 15" from the centerline of the water closet to the walls and a front clearance of 24" in front of the water closet. CPC 402.5
- The water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. CPC 508.2
- **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
- **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Water Heater Ready:** Water heaters using gas or propane that serve individual dwelling units shall include a dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the water heater and accessible to the water with no obstructions. The branch circuit conductors shall be rated



at 30 amps minimum. The blank cover shall be identified as “240V ready.” All electrical components shall be installed in accordance with the California Electrical Code. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future water heater installation. The reserved space shall be permanently marked as “For Future 240V use.” CEnergyC 150.0(n)

Dark Skies:

- Outdoor lighting shall not cause light trespass exceeding 0.1 foot-candles from any property onto a residential property or public space. MMC 17.41.050G1
- Light fixture will be shielded to prevent light pollution above the horizontal plane of the lowest point on the illuminated part of the light. CMC 17.41.050A
- Lighting around the perimeter of the site which provides views to or is visible from any scenic area, scenic road, public viewing area, ESHA or ESHA buffer is prohibited. MMC 17.41.050B
- exterior lights to be equipped with photocontrols which extinguish the light when sufficient daylight is available. MMC17.41.050D
- Light fixture not to exceed 850 lumens. MMC 17.41.060B2
- Light fixture to be directed downward. MMC 17.41.060B2
- Light fixture to be mounted less than 18 feet above the finished floor. MMC 17.41.060B2
- Light fixtures located more than 50 feet habitable structure or swimming pool are not permitted. MMC 17.41.060B3 (not applicable to driveways and walkways)
- Walkways used for entry, exit or parking areas, to be shielded, directed downward, 850 lumens max, and not exceed 2' in height.
- Exterior lights to be equipped with motion sensors and timers to meet curfew requirements. MMC 17.41.050D
- Permanently installed lighting that blinks, flashes or is of unusually high intensity or brightness is prohibited. MMC 17.41.050H
- Lighting shall be directed away from ESHA, ESHA buffer, the ocean, beaches, and public viewing area to not be directly visible from public viewing areas. MMC 17.41.050A
- All outdoor lighting shall be extinguished by 11:00 p.m. or when people are no longer present in exterior areas. MMC 17.41.060B1
- Seasonal lighting shall be allowed from November 15 to January 15 only. MMC 17.41.050F