



MEP Requirements for Fire Rebuilds – Effective 10/6/2025

Residential projects less than 5,000 square feet in total floor area

Single-story, single-family residential fire rebuild projects less than 5,000 square feet in total floor area only require Architectural plans to show full Mechanical, Electrical, and Plumbing (MEP) compliance. General requirements for permit issuance are based on the 2023 Los Angeles County Codes, adopting the 2022 edition of Title 24 of the California Code of Regulations. Note: This policy is in effect for fire rebuild projects only.

The following types of projects will require MEP plans:

- New fire rebuild single-family residences greater than 5,000 square feet in total floor area, or more than one story, or both;
- Non-fire single family residential projects 3,000 square feet or greater in total floor area,
- Commercial properties,
- Duplexes,
- Multi-family properties,
- Single-family residences with ADU's or Guest houses.

Electrical engineered plans will be required for projects proposing 600 amps or greater panel size. Generators, solar, and energy storage systems (ESS) are to be submitted separately to the City for review, approval, and permitting.

General notes applicable to the project shall be added to Mechanical, Electrical, and Plumbing plans. The following list of requirements is not exhaustive. Additional information may be required upon plan review. **If MEP plans are deemed insufficient during inspection, the City reserves the right to require a comprehensive MEP plan set be submitted for plan review to reflect onsite conditions.**

Mechanical

- Provide equipment schedule listing HVAC units and exhaust fans with manufacturer name and model numbers on the plans. HVAC type, SEER, and EER to coordinate with CF1R Energy forms.
- Floor plans showing location of HVAC and exhaust fan units, ducting, etc.
- Show supply air, return air, and registers with air flow rates listed on plans.
- Typical details to be included depending on where HVAC units will be placed (attic, garage, etc.)

Electrical

- Panel schedule(s) showing size, type, circuits, overcurrent protection devices, load, etc.
- Show panel rated ampacity, AIC rating, voltage, and panel locations.
- Single line diagrams showing panels, sub-panels, conduit and wire sizes, and conductor type.
- Show service grounding method and ground wire size.
- Floor plans including lighting, switches, wiring, etc. Coordinate labeling with panel schedules.

MALIBU REBUILD CENTER

23805 Stuart Ranch Road, Suite 240

MalibuRebuilds.org

MalibuRecovers@MalibuCity.org

(310) 456-2489 ext. 400



**MALIBU
REBUILDS**

Community
Development Department



Plumbing

- Drainage, water, and vent floor plans for plumbing fixtures. Include material, sizes, and slopes. Note total number of fixture units on the plans.
- Riser diagrams to be provided for structures greater than one story.
- Specify BTU load of appliances and provide gas riser diagram to verify sizing of gas lines. Gas line type to be noted.
- Show location of the water heater and verify type and size is coordinated with CF1R Energy Forms.

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)

MALIBU REBUILD CENTER

23805 Stuart Ranch Road, Suite 240

MalibuRebuilds.org

MalibuRecovers@MalibuCity.org

(310) 456-2489 ext. 400