



Mechanical, Electrical, & Plumbing Requirements for Plan Review

The following are thresholds that require plan review for mechanical, electrical, and plumbing installations. Plans for final approval must bear the seal and signature of a licensed electrical engineer, mechanical engineer, civil engineer, or architect as appropriate. Plans must match with the corresponding architectural, fire, planning, and other associated drawings.

GENERAL PROVISIONS FOR MECHANICAL, ELECTRICAL, & PLUMBING WORK

Energy Code Compliance

1. All projects, whether plan check is required or not, will be required to meet current Energy Code standards and shall submit the required compliance forms completed by a licensed individual as well as include those respective elements and forms on the appropriate drawings.
2. All projects using the performance compliance approach for energy code require plan review.

Equipment Location, Shielding, & Noise Provisions

HVAC equipment and related duct work, pool equipment, water heaters, fuel tanks, and transformers of any single family or multi-family residentially zoned properties. Equipment placed on the roof of buildings shall be screened from horizontal view in all directions. The equipment height, screening, and operating noise levels shall comply with the Beverly Hills Municipal Code (BHMC).

MECHANICAL

- New mechanical systems for commercial buildings, multi-family and single family dwellings
- Remodels, additions, and alterations
 - Projects where the valuation of the proposed work exceeds 50% of the replacement cost of the building
 - Installations where the aggregate Btu/h input capacity is 500,000 Btu/h or more, for comfort heating/cooling or absorption units
- Licensed OSHPD-3 clinics and surgical clinics
- Commercial kitchens, commercial cooking hoods (Type I or II), and ventilation systems
- Enclosed parking garage mechanical ventilation systems
- New tenant improvements (first T.I. after core & shell) - addition of heating and/or cooling system to existing conditioned space, or to buildings in which the envelope was previously approved for compliance with the California Energy Code
- Product conveying ventilation systems
- Interior direct-vent chimneys – when not located on perimeters walls
- Smoke-control systems
- Stairway pressurization systems
- Complex mechanical systems as determined by the Building Official (e.g. medical gas, interior generators, etc.)

ELECTRICAL

- New electrical systems, services, switchboards, subpanels, multi-meter panels, motor control centers, equipment, or feeders rated 400A or more for commercial, multi-family and single family buildings.
 - Exception: Up to, and including, 400A services and panel boards for single family residence
- Remodels, additions, and alterations to electrical systems, services, switchboards, subpanels, multi-meter panels, motor control centers, equipment, or feeders rated 400A or more for commercial, multi-family and single family buildings.

- Exceptions:
 - Up to, and including, 400A services and panel boards for single family dwellings
 - Projects where the valuation of the proposed work is less than 50% of the replacement cost of the building
- Licensed OSHPD-3 clinics and surgical clinics
- Health care facilities as defined by Article 517 of the California Electrical Code
- Transformers rated 112.5 kVA or more
- Solar photovoltaic systems
- Emergency power systems, egress lighting/security lighting & exit signs, legally required standby systems, and critical operations power systems (generator, storage battery, UPS, etc.)
- All electrical installations over 600 volts
- Electrical systems in hazardous locations (e.g. gas stations, auto repair garages, etc.)
- Complex electrical systems as determined by the Building Official
- Non-residential improvement areas of 3,000 square feet or more which alter 10% or more of the existing luminaires (lighting fixtures)

PLUMBING

- New plumbing systems for commercial buildings, multi-family and single family dwellings
- Remodels, additions, and alterations
 - Projects where the valuation of the proposed work exceeds 50% of the replacement cost of the building.
- New or remodeled restaurants
- Licensed OSHPD-3 clinics and surgical clinics
- Interceptors, grease traps, clarifiers, or sewage ejectors (commercial applications only)
- Potable water piping, gas service, or new gas piping 2 inches or larger
- Roof drainage systems greater than 6,000 square feet
- Combination waste & vent systems
- Chemical waste systems
- Modifications to sanitary drainage systems greater than 216 fixture units
- Subsurface drainage piping
- Swimming pool circulating water systems
- Special water piping systems for reclaimed geothermal or gray water piping systems
- Lawn sprinkler systems required for irrigation of cut-and-fill slopes in hillside areas
- Water Landscaping Ordinance irrigation systems
- Fuel gas systems greater than 500,000 Btu/h design load serving more than 10 outlets
- Medical gas systems (requires a Building permit) including medium and high pressure gas systems
- Complex plumbing systems as determined by the Building Official