



## BUILDING AND SAFETY DIVISION

1685 MAIN STREET, ROOM 111  
SANTA MONICA, CA 90401

### MECHANICAL, ELECTRICAL, AND PLUMBING THRESHOLDS FOR PLAN CHECK

The following thresholds require plan check review for mechanical, electrical, and plumbing installations. Proposals meeting any of the criteria below shall be submitted to the City with an Electronic Plan Review (plan check) application and accompanied with appropriate drawings, details, calculations and payment of fees. Plans for final approval must bear the seal and signature of a registered electrical or mechanical engineer as appropriate, or a registered civil engineer or licensed architect. Plans must match with the corresponding architectural, fire, planning and other associated drawings.

#### MECHANICAL THRESHOLDS

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- Commercial kitchens, barber/beauty salons, or nail salons;
- Kitchen hoods (Type I or II);
- Commercial HVAC systems greater than 10,000 CFM or more than 1,000 square feet in area;
- Enclosed parking garage mechanical ventilation systems;
- Smoke evacuation systems;
- Licensed OSHPD-3 Clinics;
- Complex mechanical systems as determined by the Building Official.

#### ELECTRICAL THRESHOLDS

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- Single-Family Residential: Electrical services and panelboards exceeding 400A;
- Multi-family Residential and Nonresidential: Equipment or feeders rated 400A or more, electrical services, switchboards, subpanels, multi-meter panels, and motor control centers;
- Transformers rated 112.5 KVA or more;
- Equipment greater than 600 Volts;
- Lighting installations more than 1,000 square feet in area;
- Solar photovoltaic systems greater than 10KW;
- Wind power generating systems;
- Electrical systems in hazardous locations (automobile uses, semiconductor factory, etc.);
- Emergency power systems, legally required standby systems, and critical operations power systems (generator, storage battery, UPS, etc.);
- Licensed OSHPD-3 Clinics;
- Complex electrical systems as determined by the Building Official.

#### PLUMBING THRESHOLDS

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- Potable water piping 2-inches or larger;
- Combination waste & vent systems;
- Sanitary drainage system greater than 216 fixture units;
- Interceptors, grease traps, clarifiers or sewage ejectors;
- Reclaimed, geothermal, gray water, or other alternate plumbing systems;
- Fuel gas systems greater than 500,000 BTU/Hr design load, serving more than 10 outlets;
- Medium pressure gas systems;
- Licensed OSHPD-3 Clinics;
- Complex plumbing systems as determined by the Building Official.