



# MECHANICAL EQUIPMENT PERMIT REQUIREMENTS

## ROOF- OR FLOOR-MOUNTED RESIDENTIAL UNITS

### COMMUNITY DEVELOPMENT DEPARTMENT

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Mechanical permits are required to install, alter, repair, replace, or remodel a mechanical system. Permits and inspections are necessary to ensure that the equipment complies with the Manhattan Beach Municipal Code and the Title 24 California Building Standards Code.

#### **Two (2) sets of the following documents are required in order to apply for a permit:**

- Site Plan/Roof plan showing location of equipment
- Manufacturer's specification sheet
- Energy Compliance forms
- Screening specifications, if required
- Structural calculations and plans, if required

#### **Code Requirements**

##### **Setbacks**

Mechanical equipment, platforms, and screening may not be located beyond the front building line or in the side yard setback or building separation yards. [MBMC 10.52.050]

##### **Height**

Mechanical equipment and screening may not exceed the maximum building height limits. Elevation views and a topographic survey may be required to verify existing elevations and height. [MBMC 10.60.050]

##### **Screening**

Exterior mechanical equipment shall be screened from view on all sides. Screening materials may have evenly distributed openings or perforations averaging fifty percent (50%) of the surface area and shall effectively screen mechanical equipment so that it is not visible from a street or adjoining lot. Structural plans and calculations are required for screening on roofs. Rooftop equipment screens shall comply with the requirements in CBC 1510.6. [MBMC 10.60.090, CBC 1510.6]

##### **Condominium Developments**

Written permission from the Homeowner's Association may be required for mechanical work.

##### **Title 24 Energy**

Title 24 Energy Certificates of Compliance forms signed by the Documentation Author and Responsible Designer are required. (CF-1R Residential or NRCC Non-Residential)

<https://www.energy.ca.gov/title24/2016standards/>

## **Guards**

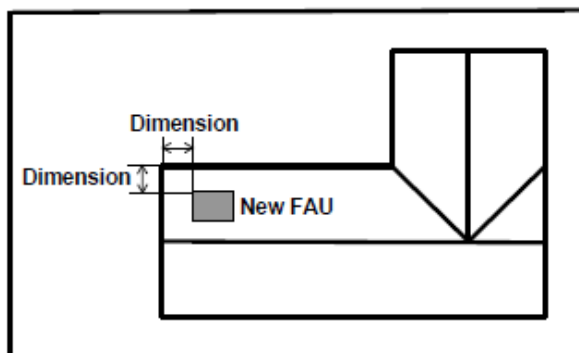
Where components requiring service are located within 10 feet of the edge of the roof, rigidly fixed guards, parapets, or other building structures not less than 42 inches in height shall be provided on the exposed side. Structural calculations and details prepared by a registered Civil or Structural Engineer or Architect are required for guards. [CBC 1015.6, CBC 1607.8.1]

**Structural – Screens and Guards:** Structural calculations and details prepared by a registered Civil or Structural Engineer or Architect are required for guards and for roof-mounted screens. [CBC 1607.8, CBC 1604.1]

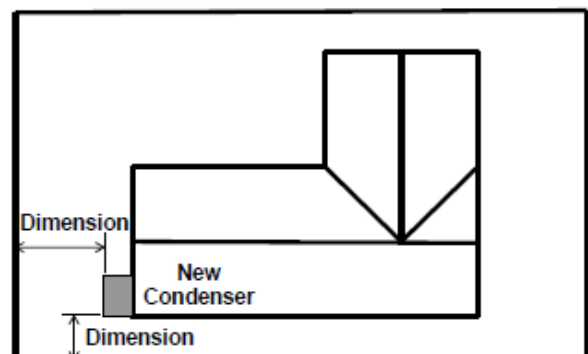
**Structural - Gravity Loads:** The existing structure shall be capable of supporting additional loading or shall be reinforced to support the additional loads. For new or replacement equipment exceeding 300 lbs.\* on roofs or floors, structural calculations and plans shall be prepared by a registered Civil or Structural Engineer, or Architect. [CBC Table 1607.1, CMC 303.4]

**Structural - Seismic Loads:** For new or replacement equipment exceeding 400 lbs. or with a center of mass higher than 4 feet above the adjacent floor level, structural calculations and plans shall be prepared by a registered Civil or Structural Engineer, or Architect. [ASCE 7-10 13.1.4]

\* Operating weight of the unit at full capacity plus the weight of the required roof curb. Structural requirements may be waived when existing units are to be replaced in the same location with new units of lesser weight, if supporting documentation is provided.



**Example Plot Plan  
Equipment on Roof**



**Example Plot Plan  
Equipment on Ground**