



CITY OF DANA POINT

COMMUNITY DEVELOPMENT
BUILDING AND SAFETY
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B035 – MEP REQUIREMENTS

2016 CALIFORNIA CODES

CODE CYCLE

02/12/2018

EFFECTIVE DATE

MEP PLAN SUBMITTALS FOR ONE-AND-TWO FAMILY DWELLINGS

MECHANICAL, ELECTRICAL, and PLUMBING SUBMITTALS, LOAD CALCULATION REQUIREMENTS FOR ONE-AND-TWO FAMILY DWELLINGS.

All plan submittals shall include Plumbing, Mechanical and Electrical plans. Typically MEP plans are prescriptive and are not required to be prepared by an engineer or architect. Some items may require a design prepared by a registrant when a construction project contains systems that are listed below. All other non-prescriptive designs may require the contractor or designer to provide calculations to support their design.

Registered Design Professional (RDP) FOR:

1. Electrical service 400 amps or larger
2. Installation of electrical standby generator greater than 8KW
3. Complex electrical system as determined by the Building Official
4. Installation of an enclosed standby generator system with mechanical equipment, (i.e. sewer lift station)
5. Use of alternate methods or materials requires submittal of alternate method request.
6. Installation of natural gas system exceeding 500,000 BTU's.
7. Complex mechanical system as determined by the Building Official.

ELECTRICAL LOAD CALCULATIONS ARE REQUIRED FOR ALTERATIONS TO AN EXISTING SERVICE:

1. Solar systems over 10KW.
2. Additional circuits for equipment (i.e. A/C, heat pumps, pool or spa equipment). Electrical contractor may provide the calculations

Note: The code states that documents submitted for review shall contain adequate information to determine if the provisions of the code are being met. Without MEP plans there is no way to determine that fact. Requiring the inspector to determine if a system meets all the provisions of the code while in the field is not reasonable. The claim that other jurisdictions do not require plans with MEP's does not mitigate the requirement in Dana Point. It is much more productive to correct an error on paper than in the field.