



City of Santa Monica  
**Green Building Notes**  
**Non-Residential Building**  
**2019 Green Building Standards**  
**Code**



Eff. 1-1-20

1. State on plans that the outdoor lighting systems shall be designed and installed to comply with all of the following: (5.106.8)
  - a. The minimum requirements in California Energy Code for Lighting Zones 0-4
  - b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11 Allowable BUG ratings not exceeding those shown in on Table 5.106.8.
2. Construction shall comply with Section 5.106.5.3. through 5.106.5.3.5 to facilitate future installation of electric vehicle supply equipment (EVSE).
3. Separate submeters shall be installed in any building or new space within a building that is projected to consume water more than 1,000 gal/day. (5.303.1.2)
4. New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.3. (5.303.3)
5. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (5.303.3.3.2)
6. Compliance with the adopted Water-Efficient Landscape and Irrigation Standards will be required for new development projects (SMMC 8.108.100)
7. 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled. (5.408.3)
8. Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with California Energy Code Section 150. (5.407.1)
9. New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)
10. Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (5.407.2.2.1)
11. Exterior entries shall have flashing integrated with the drainage plane. (5.407.2.2.2)
12. Only a City of Santa Monica certified hauler will be used for hauling of construction waste. (5.408.1, SMMC 8.108)
13. A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4)
14. For all new equipment, an *Operation & Systems Manual* shall be provided to the field inspector at the time of final inspection. (5.410.4.5)
15. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, AQMD Rule 445)
16. If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1).
17. All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (5.504.3)
18. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 5.504.4.1-5.504.4.3. (5.504.4.1- 5.504.4.3)
19. The *VOC Content Verification Checklist*, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.3.2)
20. All new carpet installed in the building interior meets the testing and product requirements of one of the following: (5.504.4.4)
  - a. Carpet and Rug Institute's Green Label Plus Program
  - b. California Department of Public Health's Specification 01350
  - c. NSF/ANSI 140 at the Gold level
  - d. Scientific Certifications Systems Sustainable Choice
  - e. CHPS High Performance Product Database
21. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1)
22. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. (5.504.4.5)
23. The *Formaldehyde Emissions Verification Checklist*, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.5)
24. 80% of the total area receiving new resilient flooring shall comply with one or more of the following: (5.504.4.6)
  - a. VOC emission limits defined in the CHPS High Performance Products Database
  - b. Products certified under UL GREENGUARD Gold
  - c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
  - d. California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010
25. An air filter with a Minimum Efficiency Reporting Value (MERV) of 8 or higher shall be installed in the mechanical system for outside and return air prior to occupancy. (5.504.5.3)
26. Designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or operable windows. (5.504.7)
27. Ventilated spaces in buildings shall meet the minimum requirements of Section 120.1 of the California Energy Code and Chapter 4 of the California Code of Regulations, Title 8. (5.506.1)
28. Buildings that use Demand Control Ventilation shall have CO2 sensors and ventilation controls installed in accordance with the requirements of Section 120.1(c)(4) of the California Energy Code, (5.506.2)
29. The HVAC, refrigeration, and fire suppression equipment shall not contain CFC or Halons. (5.508.1.)
30. Retail food stores of 8,000 sq. ft. or more of conditioned area that have a commercial refrigeration system with a global warming potential (GWP) of 150 or greater shall have leak reduction measures. (5.508.2)