



City of Santa Monica Green Building Notes Residential Building 2019 Green Building Standards Code



Eff. 1-1-20

1. The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings. The requirements shall apply only to and/or within the specific area of the addition or alteration. (SMMC 8.106.053)

2. New one- and two-family dwellings and town-houses with all types of parking facilities. If residential parking is available, for each dwelling unit for which a parking space is available, for all types of parking facilities, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide a 40-ampere minimum dedicated branch circuit and a branch circuit overcurrent protective device. SMMC 8.106.110 (4.106.4)

3. New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) equipped with EV chargers. Calculations for the required number of EV spaces equipped with EV chargers shall be rounded up to the nearest whole number. SMMC 8.103.110 (4.106.4.2)
Notes: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

4. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)

5. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads 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. (4.303.1.3.2)

6. Annular spaces around pipes, electric cables, conduits, or other openings in the sole/bottom plate at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. (4.406.1)

7. Compliance with the adopted Water-Efficient Landscape and Irrigation Standards will be required for new development projects (SMMC 8.108.100)

8. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed, and placed in the building at the time of final inspection. (4.410.1)

9. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)

10. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)

11. Only a City of Santa Monica certified hauler will be used for hauling of construction waste. (4.408.1, SMMC 8.108)

12. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3. 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. (4.504.2.1-4.504.2.4)

13. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:

- a. Carpet and Rug Institute's Green Label Plus Program
- b. California Department of Public Health's Specification 01350
- c. Scientific Certifications Systems Indoor Advantage™ Gold
- d. NSF/ANSI 140 at the Gold level (4.504.3)

14. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)

15. 80% of the total area receiving resilient flooring shall comply with one or more of the following:

- a. VOC emission limits defined in the CHPS High Performance Products Database
- b. Products certified under UL GREENGUARD GOLD
- c. Meet the California Department of Public Health's Specification 01350
- d. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program (4.504.4)

16. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. 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. (4.504.5)

17. A 4-inch thick base of ½ inch or larger clean aggregate and a vapor barrier in direct contact with concrete shall be provided for proposed slab on grade construction. (4.505.2.1)

18. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)

19. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)

20. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)

21. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)