



2022 El Segundo Green Building Code  
GREEN BUILDING CODE PLAN CHECK NOTES  
RESIDENTIAL BUILDINGS

**FORM  
GRN 14**

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), 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. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. Multifamily 20 units or less require 10% of the provided parking to be EV CAPABLE for level 2 EVSE 40 amp. and 25% EV READY Low Level 2 20 amp. (4.106.4.2.1)
3. Multifamily 20 Units or more require 10% of the provided parking to be EV CAPABLE for level 2 EVSE 40 amp. and 25% EV READY Low Level 2 20 amp. 5% of the total number of provided spaces shall be Level 2 EVSE 40 installed spaces. With at least one space in common parking if common parking is provided. (4.106.4.2.2)
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 2.0 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. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWEL0, § 492.7)
7. For multifamily projects that include landscape work, [the Landscape Certification, Form GRN 12](#), shall be completed prior to final inspection approval.  
(State Assembly Bill No. 1881)
8. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the El Segundo Plumbing Code. (4.406.1)
9. Only a City of El Segundo permitted hauler will be used for hauling of construction waste. (4.408.1)
10. 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)
11. 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)
12. 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)
13. 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.
14. The [VOC Content Verification Checklist, Form GRN 2](#), 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. (4.504.2.4)
15. All new carpet and carpet cushions shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). (4.504.3):  
See California Department of Public Health's website for certification programs and testing labs  
<https://www.cdph.ca.gov/Programs/CCDC/PHP/DEODC/EHLB/AQS/Pages/VOCs.aspx>  
[Volatile Organic Compounds \(ca.gov\)](#)
16. 80% of the total area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). (4.504.3):  
See California Department of Public Health's website for certification programs and testing labs  
<https://www.cdph.ca.gov/Programs/CCDC/PHP/DEODC/EHLB/AQS/Pages/VOCs.aspx>  
[Volatile Organic Compounds \(ca.gov\)](#)
17. 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. (4.504.5)
18. The [Formaldehyde Emissions Verification Checklist, Form GRN 3](#), shall be completed prior to final inspection approval. (4.504.5)
19. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (CEnC 150.0(m)12.C),(CEnC 160.2(b)1.C)
20. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
21. 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)
22. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
23. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
24. 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)

As a covered entity under Title II of the Americans with Disabilities Act, the City of El Segundo does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.