



ZERO EMISSIONS BUILDING CODE

INFORMATION & REQUEST FORM

WHAT IS THE ZERO EMISSIONS BUILDING CODE?

The City's Zero Emissions Building Code (ZEB), Municipal Code Chapter 8.38, applies to all building permits submitted on or after January 1, 2023, and prohibits natural gas infrastructure in all **newly constructed buildings**. In adopting these regulations, the City is joining nearly 55 jurisdictions in California who have taken similar actions to limit natural gas infrastructure in an effort to avoid greenhouse gas emissions related to new buildings. More information, including frequently asked questions and videos, can be found on-line at [Zero Emission Building Code](#).

ARE THERE ANY EXEMPTIONS?

Yes, this code gives the Building Official the authority to grant exemptions to the Zero Emission Building Code when it is either: (1) not physically feasible to construct the building without natural gas; or (2) the use serves the public interest. Request an exemption by completing the fillable PDF Exemption Request Form (pages 3-5) and upload it with your [Building Permit Application](#).

WHAT ARE THE CRITERIA FOR APPROVAL?

If you are considering an exemption request, please be aware that the burden of proof to substantiate the request is on the project applicant. You must demonstrate due diligence by providing thorough supporting research and analysis to establish that it is physically infeasible, or in the public's interest to allow natural gas, sufficient for the Building Official to determine the following:

Physically Infeasible

- An all-electric prescriptive compliance approach is unavailable under the Energy Code; or
- The building is unable to achieve the performance compliance standards under the Energy Code using commercially available technology and an approved calculation method

Public Interest Exemption

- Natural gas is limited to cooking appliances in commercial kitchens for restaurants or institutional cooking facilities; or laboratory equipment or clean-rooms for scientific or medical uses; or
- The use serves the public interest; in consideration of available alternative technologies or systems which do not use natural gas, and any other impacts on the health, safety, or welfare of the public

WHAT IS A NEWLY CONSTRUCTED BUILDING?

For purposes of the Zero Emissions Building Code, **newly constructed buildings** are defined as:

- A new structure that has never before been used or occupied for any purpose; or
- When an existing structure is completely demolished and replaced with a new structure; or
- When a complete demolish and rebuild, or repair, alteration, modification, addition to, or rehabilitation of an existing structure, where a demolition will occur in accordance with SMMC 9.25.030 (A.1) or (A.2).

HOW IS IT VERIFIED?

To demonstrate whether a wall, roof, or foundation system will be removed, demolished, or substantially demolished, project plans should include a demolition plan that depicts the total lineal feet of the walls, foundation system, count of post and piers, or overall square footage of that individual element to be demolished and amount to remain; and the percentages of both. Elements are removed when no longer a necessary and integral structural component of the overall building.

Structural Element	Existing	To Remain	To Be Removed*	
Roof or Roof Framing: <i>Square Feet</i>	SF	SF	SF	%
Exterior Walls: <i>Linear Feet</i>	LF	LF	LF	%
Exterior Walls: <i>Post or Column Count</i>	#	#	#	%
Foundation System: <i>Linear Feet</i>	LF	LF	LF	%
Foundation System: <i>Post or Pier Count</i>	#	#	#	%
Foundation System: <i>Other</i>	SF	SF	SF	%

WHAT EQUIPMENT IS GENERALLY NOT EXEMPT?

The following common equipment, systems, and appliances have been found to have readily available and cost-effective all electric alternatives to natural gas. Except in unusual and unique situations, the following items would generally not be considered for an exemption:

- Space heating (interior or exterior)
- Domestic water heating
- Residential pool or spa heating
- Fire pit, BBQ, or fireplace (interior or exterior)
- Residential cooking appliance or equipment, (e.g., range, oven, cooktop)
- Clothes dryer

NATURAL GAS EXEMPTION REQUEST FORM

- A. Physically Infeasible
- B. Public Interest
- C. Cooking appliances for commercial kitchens in restaurants or institutional cooking facilities
- D. Laboratory equipment or clean-rooms in buildings designed for scientific or medical uses

PROJECT INFORMATION

Project Address: _____ BLD Record #: _____
Assessor's Parcel Number (APN): _____

PROPERTY OWNER

Name: _____
Email: _____ Phone: _____

APPLICANT INFORMATION

Name: _____ Title (Architect, etc.): _____
Email: _____ Phone: _____

DESCRIBE REQUEST

Provide a brief description of the project and list the number and type of systems or equipment requiring an exemption. Provide sheet number, detail, or describe location where equipment and electrification-ready infrastructure is shown in submitted permit plan set. Provide calculations for the size of natural gas service required for equipment requesting exemptions for and electrical service capacity for future electrification. Only systems and equipment listed here will be considered.

JUSTIFICATION

A. Physically Infeasible Exemption (complete only if checked on previous page).

Explain how this project is not physically feasible to build without natural gas infrastructure. Provide documentation that an all-electric prescriptive compliance approach is not available for the building under the Energy Code, or that the building is not able to achieve the performance compliance standards under the Energy Code using commercially available technology and an approved calculation method. Applicants are encouraged to provide and attach supporting documentation.

Further Explanation Attached

B. Public Interest Exemption (complete only if checked on previous page)

Explain how this project is in the public interest to build with natural gas infrastructure. Document research on availability of alternative technologies or systems that do not use natural gas to serve the same or similar functions of the requested exempted equipment or systems. Explain any impacts that allowing natural gas infrastructure may have on the health, safety, or welfare of the public. Applicants are encouraged to provide and attach supporting documentation.

Further Explanation Attached

CITY'S DETERMINATION

If this sheet includes an authorization stamp, the Building Official of the City of Santa Monica has authorized Natural Gas Infrastructure in a newly constructed building pursuant to Santa Monica Municipal Code Chapter 8.38, Zero Emission Buildings Code.

THE REQUEST IS: APPROVED DENIED APPROVED WITH CONDITIONS

By: _____ Title: _____ Date: _____

EXPLANATION OF DECISION OR CONDITIONS:

CERTIFIED BY:

City authorization stamp goes here

Standard Conditions and Instructions

1. If the installation of natural gas infrastructure is allowed, it shall only be permitted to be extended to specific systems, devices, or appliances, and the building shall be required at the minimum to have sufficient electric capacity and infrastructure to facilitate future full building electrification. Any plans submitted proposing natural gas infrastructure must calculate, design, and build this electrical infrastructure.
2. If request is approved, this form MUST be reproduced on the plans before the permit is issued.
3. If the request is denied, a revised request can be submitted. Decisions of the Building Official may also be appealed to the Santa Monica Building and Fire Life Safety Commission.