



## CURRENT MOUNTAIN VIEW CITY CODES, THE BAY AREA REACH CODES & THE PROPOSED MOUNTAIN VIEW CITY CODES

The Bay Area Reach Codes are recommended by the PCE (Peninsula Clean Energy), the SVCE (Silicon Valley Clean Energy), the EBCE (East Bay Community Energy) & Santa Clara County, etc.



City of  
**Mountain View**

## COMPARATIVE REACH CODES TABLE FOR NEW SINGLE FAMILY, DUPLEX, ETC. (& EXISTING)

OCCUPANCY TYPE:	CURRENT MOUNTAIN VIEW CITY CODE (REACH CODES)	2022 CALIFORNIA CODES (ENERGY & GREEN CODES)	BAY AREA REACH CODES RECOMMENDATION (PCE/SVCE/EBCE)	PROPOSED MOUNTAIN VIEW CITY CODE (REACH CODES)
<p style="text-align: center;"><b>NEW SINGLE FAMILY RESIDENCE, DUPLEX &amp; TOWNHOMES WITH ATTACHED PRIVATE GARAGES</b></p>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV prewired for all-electric building (100 % kWh usage)</li> <hr/> <li>- 1 EV level 2 ready &amp; 1 EV level 1 installed</li> </ul>	<ul style="list-style-type: none"> <li>- Heat pump, cooktop and dryer electric ready (dedicated 240-volt branch circuit wiring install)</li> <hr/> <li>- PV per 110.10(b)-(e) &amp; battery storage per 150.0(s)</li> <hr/> <li>- For each dwelling, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installation &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <hr/> <li>- 1 EV Level 2 ready &amp; 1 EV level 1 ready</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installation prewired to accommodate an all-electric building (100% kWh consumption) &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <hr/> <li>- 1 EVCS Level 2 installed &amp; 1 EV level 1 ready</li> </ul>
<p style="text-align: center;"><b>EXISTING SINGLE FAMILY RESIDENCE, DUPLEX &amp; TOWNHOMES WITH ATTACHED PRIVATE GARAGES</b></p>	<p style="text-align: center;">Current Requirements: None</p>	<p style="text-align: center;">Currently Proposed: None</p>	<p>Parking additions or electrical panel upgrades must have reserved breaker spaces and electrical capacity for EV required as new construction.</p>	<p>Parking additions or electrical panel upgrades must have reserved breaker spaces and electrical capacity for EV required as new construction.</p>

## COMPARATIVE REACH CODES TABLE FOR NEW MULTI-FAMILY BUILDINGS (& EXISTING)

OCCUPANCY TYPE:	CURRENT MOUNTAIN VIEW CITY CODE (REACH CODES)	2022 CALIFORNIA CODES (ENERGY & GREEN CODES)	BAY AREA REACH CODES RECOMMENDATION (PCE/SVCE/EBCE)	PROPOSED MOUNTAIN VIEW CITY CODE (REACH CODES)
<p style="text-align: center;"><b>NEW MULTI-FAMILY BUILDINGS (WITH LESS THAN 20 UNITS)</b></p>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <li>- PV installed on 50% of allowable roof area</li> <li>- 15% EV level 2 installed</li> <li>- Level 3 Fast charger for every 100 spaces</li> </ul>	<ul style="list-style-type: none"> <li>- Heat pump, cooktop and dryer electric ready (dedicated 240-volt branch circuit wiring install)</li> <li>- PV per 170.2(f) &amp; battery storage per 170.2(h)</li> <li>- 10% EV capable (level 2 EVSE)</li> <li>- 25% EV ready (low power level 2 EV charging receptacles)</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <li>- PV installation &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <li>- 40% EVCS level 2 ready</li> <li>- 60% EV level 1 ready (low power)</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <li>- PV installation prewired to accommodate an all-electric building (100% kWh consumption) &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <li>- 40% EVCS level 2 installed</li> <li>- 60% EV level 1 ready</li> </ul>
<p style="text-align: center;"><b>NEW MULTI-FAMILY BUILDINGS (WITH MORE THAN 20 UNITS)</b></p>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <li>- PV installed on 50% of roof area</li> <li>- 15% EV level 2 installed</li> <li>- Level 3 Fast charger for every 100 spaces</li> </ul>	<ul style="list-style-type: none"> <li>- Heat pump, cooktop and dryer electric ready (dedicated 240-volt branch circuit wiring install)</li> <li>- PV per 170.2(g) &amp; battery storage per 170.2(h)</li> <li>- 10% EV capable (level 2 EVSE)</li> <li>- 25% EV ready (low power lev.2)</li> <li>- 5% EVSE Level 2 installed</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <li>- PV installation &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <li>- 15% EVCS level 2 ready</li> <li>- 85% EV level 1 ready (high power)</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <li>- PV installation prewired to accommodate an all-electric building (100% kWh consumption) &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <li>- 15% EVCS level 2 installed</li> <li>- 85% EV level 1 ready</li> <li>- Level 3 Fast charger for every 100 spaces (entire site).</li> </ul>
<p style="text-align: center;"><b>EXISTING MULTI-FAMILY BUILDINGS</b></p>	<p style="text-align: center;">Current Requirements: None</p>	<p style="text-align: center;">Currently Proposed: None</p>	<p>When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.</p>	<p>When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.</p>

## COMPARATIVE REACH CODES TABLE FOR NEW MIXED-USE BUILDINGS (& EXISTING)

OCCUPANCY TYPE:	CURRENT MOUNTAIN VIEW CITY CODE (REACH CODES)	2022 CALIFORNIA CODES (ENERGY & GREEN CODES)	BAY AREA REACH CODES RECOMMENDATION (PCE/SVCE/EBCE)	PROPOSED MOUNTAIN VIEW CITY CODE (REACH CODES)
<b>NEW MIXED-USE BUILDINGS</b>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- Meet the PV requirements applicable to each occupancy</li> <hr/> <li>- Meet the EV requirements applicable to each occupancy</li> </ul>	<ul style="list-style-type: none"> <li>- Meet electric requirements applicable to each occupancy</li> <hr/> <li>- Meet the PV &amp; battery storage requirements applicable to each occupancy</li> <hr/> <li>- Meet the EV requirements applicable to each occupancy</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installation &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <hr/> <li>- Meet the EV requirements applicable to each occupancy</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- Meet the PV installation prewired to accommodate an all-electric building (100% kWh consumption) for each occupancy &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <hr/> <li>- Meet the EV requirements applicable to each occupancy</li> </ul>
<b>EXISTING MIXED-USE BUILDINGS</b>	Current Requirements: None	Currently Proposed: None	When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.	When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.

## COMPARATIVE REACH CODES TABLE FOR NEW HOTEL AND MOTEL BUILDINGS (& EXISTING)

OCCUPANCY TYPE:	CURRENT MOUNTAIN VIEW CITY CODE (REACH CODES)	2022 CALIFORNIA CODES (ENERGY & GREEN CODES)	BAY AREA REACH CODES RECOMMENDATION (PCE/SVCE/EBCE)	PROPOSED MOUNTAIN VIEW CITY CODE (REACH CODES)
<b>NEW HOTEL AND MOTEL BUILDINGS</b>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installed on 50% of allowable roof area</li> <hr/> <li>- 0-9: 1 EV level 2 installed</li> <li>- 10 or more: 15% level 2 install.</li> <li>- 100 or more: 1 for every 100 spaces DC Fast charger</li> </ul>	<ul style="list-style-type: none"> <li>- Heat pump, cooktop and dryer electric ready (dedicated 240-volt branch circuit wiring install)–</li> <hr/> <li>- PV per 140.10(a) &amp; battery storage per Table 140.10(b)</li> <hr/> <li>- 5% EVSE Level 2 installed</li> <li>- 10% EV capable</li> <li>- 25% EV ready (low power lev.2)</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installation &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <hr/> <li>- 5% EVCS level 2 ready</li> <li>- 10% EV level 2 capable</li> <li>- 25% EV level 2 ready (low power)</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installation prewired to accommodate an all-electric building (100% kWh consumption) &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <hr/> <li>- EV Parking: Installed per Table A5.106.5.3.2</li> <li>- Level 3 Fast charger for every 100 spaces (entire site).</li> </ul>
<b>EXISTING HOTEL AND MOTEL BUILDINGS</b>	<p>Current Requirements: None</p>	<p>Currently Proposed: None</p>	<p>When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.</p>	<p>When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.</p>

## COMPARATIVE REACH CODES TABLE FOR NEW COMMERCIAL BUILDINGS (& EXISTING)

OCCUPANCY TYPE:	CURRENT MOUNTAIN VIEW CITY CODE (REACH CODES)	2022 CALIFORNIA CODES (ENERGY & GREEN CODES)	BAY AREA REACH CODES RECOMMENDATION (PCE/SVCE/EBCE)	PROPOSED MOUNTAIN VIEW CITY CODE (REACH CODES)
<b>NEW COMMERCIAL BUILDINGS</b>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installed on 50% of allowable roof area</li> <hr/> <li>- Parking 0-9: 1 EV level 2 installed</li> <li>- Parking 10 or more: 15% level 2 install.</li> <li>- Parking 100 or more: 1 for every 100 spaces DC Fast charger</li> </ul>	<ul style="list-style-type: none"> <li>- Heat pump, cooktop and dryer electric ready (dedicated 240-volt branch circuit wiring install)–</li> <hr/> <li>- PV per 140.10(a) &amp; battery storage per Table 140.10(b)</li> <hr/> <li>- Parking 0-9: No EV required</li> <li>- Parking 10 to 25: 4 EV capable required</li> <li>- Etc.</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installation &amp; battery storage per Title 24-2022</li> <hr/> <li>- 20% EVCS level 2 ready (office)</li> <li>- 30% EV level 2 capable (office)</li> <li>- 10% EVCS level 2 ready (all other commercial buildings)</li> </ul>	<ul style="list-style-type: none"> <li>- All electric (no gas allowed)</li> <hr/> <li>- PV installation prewired to accommodate an all-electric building (100% kWh consumption) &amp; battery storage installation per 2022 CA Codes (Energy and Green)</li> <hr/> <li>- EV Parking: Installed per Table A5.106.5.3.2</li> <li>- Level 3 Fast charger for every 100 spaces (entire site).</li> </ul>
<b>EXISTING COMMERCIAL BUILDINGS</b>	Current Requirements: None	Currently Proposed: None	When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.	When new parking facilities are added, or electrical systems or lighting of (E) parking facilities are added or altered and the work req. a building permit, 10% of the total number of parking spaces added or altered shall be EVCS.

## AMENDED TABLE A5.106.5.3.2

TABLE A5.106.5.3.2

Total Number of Actual Parking Spaces	Tier 2 Number of Required EV Capable Spaces	Tier 2 Number of EVCS (EV Capable Spaces Provided with EVSE) <sup>2</sup>
0-9	3	0
10-25	8	3
51-75	28	9
76-100	40	13
101-150	57	19
151-200	79	26
201 and over	45 percent of total parking spaces <sup>1</sup>	33 percent of EV capable spaces <sup>1</sup>
<sup>1</sup> Calculation for spaces shall be rounded up to the nearest whole number. <sup>2</sup> The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.		