

ATTACHMENT A

In alignment with the above, a summarization of adopted Reach Codes and amendments to 2019 CBSC.

NATURAL GAS REQUIREMENTS

Single-Family/Duplex

- Electric—Heating/Cooling, Water Heater, Clothes Dryer
- No Natural Gas Allowed

Multi-Family (3+ Units), Mixed-Use, Hotel/Motel

- Electric—Heating/Cooling, Water Heater, Clothes Dryer, and Cooking Appliances
- No Natural Gas Allowed
 - Exception: Per Sections 102.3, 102.3.1 and 102.3.2, a project may submit for an exception to install a gas-fueled cooking appliance only if the project includes a for-profit kitchen of a restaurant in which the style of cooking cannot be achieved with electric cooking appliances or any other type of cooking appliance necessary to operate the kitchen. If the exception is utilized, the project shall provide installed rewiring for future use of electric appliances.

Commercial

- Electric—Heating/Cooling, Water Heater, Clothes Dryer, and Cooking Appliances
- No Natural Gas Allowed
 - Exception: Per Sections 102.3, 102.3.1 and 102.3.2, a project may submit for an exception to install a gas-fueled cooking appliance only if the project includes a for-profit kitchen of a restaurant in which the style of cooking cannot be achieved with electric cooking appliances or any other type of cooking appliance necessary to operate the kitchen. If the exception is utilized, the project shall provide installed rewiring for future use of electric appliances.
 - Exception: F, H, L Occupancies may utilize natural gas only in building areas where research, experiments, and measurements in medical and life sciences are performed and/or stored and, when utilized, shall provide installed rewiring for future use of electric appliances.

PHOTOVOLTAIC REQUIREMENTS

Single-Family/Duplex

- PV Installation per California Energy Code, prewired to expand system to accommodate an all-electric building of annual kWh consumption offset.

Multi-Family, Mixed-Use, Hotel/Motel, Commercial

- PV Installed on 50 percent of Roof Area and meet mandated California Energy Code (Title 24, Part 6).

ELECTRIC VEHICLE CHARGING REQUIREMENTS

Residential - Single Family Dwelling or Duplex

- One dedicated Level 1 circuit.
- One dedicated Level 2 EV-Ready
(ADU's are exempt from this requirement)

Multi-Unit Dwellings

- 15 percent EV2 Installed.
- 85 percent EV-Ready.
- Level 3/DC Fast Charger for every 100 spaces.

Mixed-Use

Residential Parking

- 15 percent EV2 Installed.
- 85 percent EV-Ready.
- Level 3/DC Fast Charger for every 100 spaces.

Commercial Parking and Hotel/Motel

- Installed per Table A5.106.5.3.2.

NUMBER OF REQUIRED EV CHARGING SPACES TABLE A5.106.5.3.2		
Total Number of Actual Parking Spaces	Number of Required EV Charging Spaces ¹	Type of EV Charger
0-9	1	EV2 Installed ²
10 or more	15%	EV2 Installed ^{2&3}
100 or more	1 for every 100 spaces on-site ⁴	Level 3/ DC Fast Charger
¹ Calculation for spaces shall be rounded up to the nearest whole number. ² EV-Ready shall be provided for all non-EV Installed spaces on-site. ³ SAE J1772 (IEC Type 1) or alternative approved by the Chief Building Official. ⁴ Each Installed Level 3 Charger shall be included in the 15 percent required installed spaces.		

BUILDING AND REACH CODE SUMMARIZATION CHART

Project Type	Electric Requirements ¹	Natural Gas Allowed ²	Energy Requirements	EV Parking Requirements ^{3,4,5}	Bird-Safe Glass For Exterior of Structure ⁶	Green Building Standard and Requirement
SFR/Duplex	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installation per CEC, prewired to expand system to accommodate an all-electric building to 100% of annual kWh consumption offset	1-EV2 Ready & 1-EV1 Installed	Not Required	Meet Mandatory CALGreen & MVGBC Requirements
Multi-Family 3-Units +	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installed on 50% of Roof Area	15% EV2 Installed Level 3/DC Fast Charger for every 100 spaces	Not Required	Meet Mandatory CALGreen, MVGBC Requirements, & Meet the Intent of LEED® Gold
Mixed Use	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installed on 50% of Roof Area	Apartments: 15% EV2 Installed Commercial: Per Table A5.106.5.3.2 Entire Site: Level 3/DC Fast Charger for every 100 spaces	Required in Buildings ≥ 10,000 sq. ft.	Meet Mandatory CALGreen, MVGBC Requirements, & Meet the Intent of LEED® Gold
Hotel	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installed on 50% of Roof Area	Per Table A5.106.5.3.2	Required in Buildings ≥ 10,000 sq. ft.	Meet Mandatory CALGreen, MVGBC Requirements & Meet the Intent of LEED® Gold
Commercial	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	F, H, L Occupancies	Title 24, Part 6 PV Installed on 50% of Roof Area	Per Table A5.106.5.3.2	Required in Buildings ≥ 10,000 sq. ft.	Meet Mandatory CALGreen, MVGBC Requirements, & Meet the Intent of LEED® Gold

¹Fireplaces and fire pits fueled by oil or other nongas- or nonwood-burning appliances, not in direct violation of this code, may be submitted for chief building official consideration per Sections 102.3, 102.3.1 and 102.3.2.

²Prewiring is required for future use of electric appliances where natural gas is installed.

³Calculation for spaces shall be rounded up to the nearest whole number.

⁴EV Ready shall be provided for all non EV Installed spaces on-site.

⁵Level 3 shall be SAE J1772 (IEC Type 1) or alternative approved by the chief building official.

⁶The most restrictive: (a) Table 101.10 or (b) the appropriate Precise Plan will govern.