

From: [Serge Bonte](#)
To: [City Council](#)
Cc: [Shrivastava, Aarti](#); [Lee, Danielle](#); [Attinger, Steve](#)
Subject: re: 11/1/22 Meeting - Agenda Item 6.1 Public Hearing on Reach Code
Date: Thursday, October 27, 2022 7:14:18 PM

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Honorable Mayor and City Council Members:

I didn't get a chance to attend the 10/24/22 meeting, my apologies if my comments were raised and answered during that meeting.

1. re: all new Housing

I don't really understand why nor how the wording for PV and battery differs between CA 2022 code, SVCE proposal and Mountain View ordinance.

"CA 2022 Code: - PV per 110.10(b)-(e) & battery storage per 150.0(s)

SVCE: - PV installation & battery storage installation per 2022 CA Codes (Energy and Green)

Mountain View Reach Code: - PV installation prewired to accommodate an all-electric building (100% kWh consumption) & battery storage installation per 2022 CA Codes (Energy and Green)"

Since all 3 seem to defer to the CA 2022 code, why the need for all that extra language. Also, I'm not sure 100%Kwh consumption is doable for all types of housing. Multifamily Housing in particular where PV alone won't suffice even if using 100% of the roof area -which is unlikely in practice and would come at the expense of roof gardens-.

2. re: EXISTING SINGLE FAMILY RESIDENCE, DUPLEX & TOWNHOMES WITH ATTACHED PRIVATE GARAGES ,

Maybe it's an oxford comma type of issue, but is there any requirement when a single family home has a detached garage? -My home on [REDACTED] has a detached garage-.

3. re: EXISTING MULTI-FAMILY BUILDINGS

As a condo owner in Mountain View, I think you are grossly underestimating the practical complexities of providing EV capabilities. Unlike with my single family home, I can't just go upgrade my panels and provide wire/outlet inked to my own PG&E account. HOA would need to be involved and I have no idea how EV charging in a common space would be tied to my tenant's PG&E account. I think you should delay that EV requirement for existing multi-family buildings. SVCE and the City should also research and provide a blueprint for existing Multifamily buildings. In other words, show us how it can be done before mandating it.

Sincerely,

Serge Bonte

