

Table 1. Existing and Proposed EV Charging Requirements

Proposed Changes are in Red. Definitions of key terms are provided below.

A	B	C	D	E
Land Use Type	CalGreen Requirements Effective July 1, 2024	CalGreen Requirements Effective January 1, 2026	Current Reach Code Requirements	Effect of Proposed Amendment
Single Family & Townhome	<ul style="list-style-type: none"> One L2 EV Capable space per D.U. 	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Two L2 EV Ready spaces per D.U. 	<ul style="list-style-type: none"> None proposed.
Multi-Family Residential	<ul style="list-style-type: none"> 10% L2 Charger 40% LP L2 EV Ready 	<p>Unassigned spaces:</p> <ul style="list-style-type: none"> 25% L2 Charger 75% LP L2 EV Ready <p>Assigned Spaces:</p> <ul style="list-style-type: none"> 100% LP L2 EV Ready + Direct Wiring* 	<p><u>Unassigned spaces:</u></p> <ul style="list-style-type: none"> 20% <u>25%</u> L2 Charger 80% <u>75%</u> LP L2 EV Ready <p><u>Assigned Spaces:</u></p> <ul style="list-style-type: none"> <u>100% LP L2 EV Ready + Direct Wiring</u> 	<ul style="list-style-type: none"> Current and proposed requirements both result in 100% of spaces with EV readiness. Proposed requirements will be easier to comply with as majority of spaces will have lower amperage.
Office <u>and Retail</u>	<ul style="list-style-type: none"> 5% L2 Charger 10% L2 EV Capable 	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> 20% L2 Charger; 30% L2 EV Capable 	<ul style="list-style-type: none"> Retail uses were previously categorized as “other non-residential.” Retail is now subject to the same requirements as Offices.
Other Non-Residential Uses	<ul style="list-style-type: none"> 5% L2 Charger 10% L2 EV Capable 	<ul style="list-style-type: none"> 10% L2 Charger 10% L2 EV Capable 	<ul style="list-style-type: none"> 10% L2 Charger 10% L2 EV Capable 	<ul style="list-style-type: none"> None proposed.
Hotel/Motel	<ul style="list-style-type: none"> 10% L2 Charger 40% LP L2 EV Ready 	<ul style="list-style-type: none"> 25% L2 Charger 40% LP L2 EV Ready 	<ul style="list-style-type: none"> 15% <u>25%</u> L2 Charger 25% <u>40%</u> LP L2 EV Ready** 	<ul style="list-style-type: none"> Hotels/Motels would be required to add more Level 2 chargers and more low power Level 2 Ready spaces.

* Direct Wiring specifies that EV Charging circuits will be directly tied to the unit’s electric panel or meter.

** Increasing the requirement for hotels and motels from 25% to 40% of parking spaces to be Low Power Level 2 EV Ready is the only change required by the intervening code requirements that took effect on July 1, 2024. All other changes shown in column D are proposed for consistency with 2025 CalGreen Requirements.

Definitions:

- EV Capable means the electric panel has necessary capacity and conduit is installed to parking spaces.
- EV Ready means EV Capable and wiring and outlet are installed.
- EVCS means Electric Vehicle Charging Station (charger) is installed.
- Level 1 (L1): 15-20 Amp, 120 Volt (standard household outlet). Driving distance provided: 3-4 miles per hour of charge.
- Low-Power Level 2 (LP L2): 20 Amp, 208/240 Volt. Driving Distance provided: 10-15 miles per hour of charge.
- Level 2 (L2): 40+ Amp, 208/240 Volt. Driving Distance provided: 25-30 miles per hour of charge.
- Level 3(L3) (Direct Current or DC Fast Charging): 80-400 Amp, 200-600 Volt DC. Driving Distance provided: 100+ miles per hour of charge.
- D.U.: dwelling unit