

**REVISED EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGARDING THE AMENDMENT OF THE  
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11  
(HCD 05/13)**

---

The Department of Housing and Community Development (HCD) proposes to make necessary changes to be included in the 2013 edition of the California Green Building Standards Code, also known as CALGreen, as presented on the following pages.

---

**LEGEND FOR EXPRESS TERMS:**

1. **Existing California text or language being modified:** All language is shown in normal Arial 9 point; modified language is underlined or shown in ~~strikeout~~.
  2. **Existing text not being modified:** All language not displayed in full is shown as “...” (i.e., ellipsis).
  3. **Repealed text:** All language appears in ~~strikeout~~.
  4. **Amended, adopted or repealed language after public hearing:** All language is shown in double underline or ~~double strikeout~~.
  5. **Notation:** Authority and Reference citations are provided at the end of each section.
- 

**1. HCD proposes to adopt Chapter 4, Section 4.106.4, as follows:**

**SECTION 4.106  
SITE DEVELOPMENT**

**4.106.4. Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

**Exceptions:** On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.
- ~~2. Impracticability based on EV range or distances to known public charging facilities.~~
- ~~3.~~ 2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter will so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.

**NOTE:**

Authority cited: Health and Safety Code Sections 17921, 17922 and 19990. Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990 and 19960 through 19997.

**Rationale for Change:**

HCD proposes to withdraw Exception 2 and renumber and amend Exception 3 to new Exception 2. Public comments received stated that the proposed Express Terms were vague and overly broad. HCD generally agrees with those comments and proposes

modifications. The initial proposal of Exception 2 would have provided relief to only a limited number of rural residential dwellings statewide. Upon reconsideration of current and future technology advances and the trend toward increased battery capacity, HCD believes it is more prudent that the low cost infrastructure be provided at the time of initial construction rather than the alternative, which is a more costly retrofit later. New Exception 2 has been revised and is intended to provide additional clarity to code users, including local enforcing agencies, utilities, homeowners and developers.

---

---

## **2. HCD proposes to adopt Chapter 4, Section 4.106.4.2, as follows:**

**4.106.4.2 New multifamily dwellings.** Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EVCS) capable of supporting future EVSE and shall be identified on construction documents. Calculations for the number of EVCS shall be rounded up to the nearest whole number.

~~Electric Vehicle Charging Stations (EVCS) located in common use areas shall be provided in addition to the total number of required parking spaces unless otherwise specified by local parking regulations.~~

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EVCS to be constructed or available until EV chargers are installed for use.

### **NOTE:**

Authority cited: Health and Safety Code Sections 17921, 17922 and 19990. Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990 and 19960 through 19997.

### **Rationale for Change:**

HCD initially proposed to clarify that EV charging stations be provided in addition to the number of parking spaces mandated by local requirements. This initial proposal would have ensured EV users more access to charging stations, and mitigate the possibility of vehicles other than EVs parking in EV charging stations. However, a public comment was received stating concerns that the average cost of stalls in a high-density residential project with apartments wrapped around a tiered parking structure could be \$15,000 to \$20,000 per "stall". The commenter further noted that "per stall" costs for podium-type residential structures could be higher. It is not HCD's intention for builders and residents to incur exorbitantly higher costs and possibly discourage implementation of EV use and ease of charging. Therefore, HCD withdraws the original proposal to provide EV charging stations in addition to locally required parking, and now proposes to require 3 percent of the locally required parking spaces to be EV charging stations without the requirements that these charging stations be provided in addition to parking spaces as required by local jurisdictions.

---

---

**3. HCD proposes to editorially correct the “Residential Occupancies Application Checklist” (Appendix A4, Section A4.602), as follows:**

**SECTION A4.602  
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST  
Effective January 1, 2014 Effective July 1, 2015**

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives <sup>1</sup>		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
<b>PLANNING AND DESIGN</b>						
<b>Site Selection</b>						
...		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Development</b>						
... <b>4.106.3</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	<input checked="" type="checkbox"/>					
<b>4.106.4</b> Provide capability for electrical vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>A4.106.8</b> Provide capability for the installation of electrical vehicle supply equipment in single-family and multifamily structures.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A4.106.8.1 Tier 1 and Tier 2</b> for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt, branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>A4.106.8.2 Tier 1 and Tier 2</b> for multifamily dwellings. Provide capability for future electric vehicle charging in 5 percent of total parking spaces, as specified.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives <sup>1</sup>		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
<p><b>A4.107</b> Provide a streamlined permit process for small solar photovoltaic (PV) systems.</p> <p><b>Tier 1.</b> Adopt a local streamlined permitting process or the “California Solar Permitting Guidebook” streamlined permitting process; or provide internet access to permit application materials through the local agency’s website, or provide “over the counter” PV plan review.</p> <p><b>Tier 2.</b> Meet Tier 1 plus provide an “on-line” web based system for permit application submittals and permit issuance and development adopt a local streamlined inspection process; OR adopt the “California Solar Permitting Guidebook” streamlined inspection process.</p>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
...		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Innovative Concepts and Local Environmental Conditions</b>						
<b>A4.107.1 A4.108.1</b> Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Energy Efficiency ENERGY EFFICIENCY</b>						
<b>General</b>						
...		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outdoor Water Use</b>						
...						
<b>A4.304.6</b> For new water service connections, landscaped irrigated areas more than 2,500 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives <sup>1</sup>		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
<b>Pollutant Control</b>						
...						
<p><b>4.504.4</b> 80 percent of floor area receiving resilient flooring shall comply with the <del>specified VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database</del> or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Dept. of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350.) <u>criteria.</u></p>	<input checked="" type="checkbox"/>					
...						
<p><b>A4.504.3</b> Thermal insulation installed in the building shall meet the following requirements:</p> <p><b>Tier 1.</b> Install thermal insulation in compliance with the <del>VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List.</del></p> <p><b>Tier 2.</b> Install insulation which contains No-Added Formaldehyde (NAF) and is in compliance with the <del>VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List Tier 1.</del></p>		<input checked="" type="checkbox"/> <sup>2</sup>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Interior Moisture Control</b>						
...						
<b>Indoor Air Quality and Exhaust</b>						
<b>A4.506.1</b> Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water column.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.

2 Required prerequisite for this Tier.

**NOTE:**

Authority cited: Health and Safety Code Sections 17921, 17922 and 19990. Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990 and 19960 through 19997.

**Rationale for Change:**

HCD proposes to editorially correct two printing errors contained in the “Residential Occupancies Application Checklist” that were discovered during an internal review of the 2013 CALGreen Code. The references to Sections A4.304.6 and A4.506.1 are now accurate.

There is no change in regulatory effect.

---

---