

**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 **Repealed text:** All language appears in ~~strikeout~~.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 **Amended, adopted or repealed language after public hearing:** All language is shown in double underline or ~~double strikeout~~.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.
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NOTE TO STAKEHOLDERS AND INTERESTED PARTIES

During HCD’s re-evaluation of the text of Sections 4.106.4.2.1 and 4.106.4.2.2 as proposed during the previous public comment periods, a determination was made that in addition to the newly amended language, the order of these two sections should be reversed to reflect a more logical sequence. Therefore, former Section 4.106.2.2 “Electric vehicle charging station (EVCS) locations” has been renumbered to Section 4.106.2.1, and former Section 4.106.2.1 “Electric vehicle charging station (EVCS) dimensions and slope” has been renumbered to Section 4.106.4.2.2, as shown below. There is no change in regulatory effect with respect to the renumbering of these two sections.

Item # 7. HCD proposes to adopt Chapter 4, Section 4.106.4.2.1 with amendments, as follows:

**SECTION 4.106
SITE DEVELOPMENT**

4.106.4.2.2 4.106.4.2.1 Electric vehicle charging station (EVCS) locations. Construction documents shall indicate the location of proposed EVCS. At least one EVCS shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EVCS required by Section 4.106.4.2.1 4.106.4.2.2, Item 3, shall comply with at least one of the following options:

1. The EVCS shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EVCS shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

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 a nonsubstantive modification to renumber former Section 4.106.4.2.2 to Section 4.106.4.2.1 as shown above, which staff believes is a more logical sequence. Consequently, due to the renumbering, an internal reference to Section 4.106.4.2.1 has been changed to Section 4.106.4.2.2.

As noted in HCD's Initial Statement of Reasons (ISOR), Section 4.106.4.2.1 "Electric vehicle charging station (EVCS) locations" does not require the actual installation of EVCS in the common use areas at the time of construction. This section requires only that construction documents demonstrate that the EVCS can be accommodated on the site. Compliance with the actual dimensions and slope requirements apply only if and when the EV charger is installed. There are no fiscal impacts associated with implementation of this section. Additionally, there is no change in regulatory effect from HCD's original proposal dated June 26, 2014.

Item # 8. HCD proposes to adopt Chapter 4, Section 4.106.4.2.2 with amendments, as follows:

~~4.106.4.2.1~~ **4.106.4.2.2 Electric vehicle charging station (EVCS) dimensions and slope.** The EVCS shall be designed to comply with the following:

1. The minimum length of each EVCS shall be 18 feet (5486 mm).
2. The minimum width of each EVCS shall be 9 feet (2743 mm).
3. One in every 25 EVCS, but not less than one EVCS, shall also have a 5-foot (1524 mm) an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS is 12 feet (3658 mm).
 - a. Surface slope for this EVCS and 5-foot (1524 mm) wide the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

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 renumber former Section 4.106.4.2.1 to Section 4.106.4.2.2 as shown above, which staff believes is a more logical sequence.

Changes to this section occur in Item 3 and apply only to the one in 25, or at least one, of total EVCS.

Section 4.106.4.2.2 Item 3 has been modified to require an EVCS aisle larger than HCD

originally proposed. HCD's original proposal dated June 26, 2014, required at least one EVCS aisle width of 5 feet. Generally, especially in smaller developments (e.g., 50 covered multifamily dwelling units), since only one accessible parking space is required, the only accessible space would be a 17-foot-wide van-accessible parking space. HCD believes the proposed location of the EVCS, in accordance with Section 4.106.4.2.1 Item 1, would likely be located adjacent to the van-accessible space and share an 8-foot access aisle. HCD's research based upon communication with design professionals indicates larger multifamily projects would likely situate EVCS adjacent to van-accessible parking. Chapter 11A requires that 1 in 8 accessible parking spaces or at least 1 parking space shall be van-accessible. However, due to the specific recommendations made by the California Building Standards Commission, a larger EVCS totaling 17 feet wide will now be proposed. The proposed 8-foot aisle width, in addition to the required EVCS minimum 9-foot width may also allow the design of a 12-foot wide EVCS plus a 5-foot aisle.

The newly proposed 17-foot wide EVCS ensures accommodation of future van-sized EVs and EV charging by persons with or without disabilities. This larger dimension applies only to one out of every 25 EVCS and requires at least one larger EVCS when the total number of EVCS is less than 25.

The length of 18 feet and slope requirement of 2.083 percent or less for the EVCS and associated aisle referenced in newly designated Item 3 a. remain unchanged.
