

**CALIFORNIA BUILDING STANDARDS COMMISSION**  
**January 11, 2024**  
**CALGREEN EV WORKSHOP #3**  
**Agenda Item 2f**  
**DRAFT EXPRESS TERMS**  
**CALIFORNIA GREEN BUILDING STANDARDS CODE,**  
**(CALGreen), PART 11,**  
**CALIFORNIA BUILDING STANDARDS CODE,**  
**TITLE 24, CALIFORNIA CODE OF REGULATIONS**

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If using assistive technology, please adjust your settings to recognize underline, strikeout and ellipsis.

**LEGEND for EXPRESS TERMS**

- Existing amendments appear upright
  - Amendments appear underlined
  - Repealed California language appears ~~upright and in strikeout~~
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**SECTION 5.106, SITE DEVELOPMENT**

**AGENDA ITEM 2f**

**Rationale:** BSC-CG is proposing to amend Section 5.106.5.4.2 for existing buildings or parking areas with previously installed EV capable infrastructure. This proposed change is to provide clarity that all existing EV capable spaces must be built-out prior to any new EV capable spaces being added. This proposed amendment is to address the comments received during the 2022 Intervening Code Adoption Cycle, 45-day public comment period. Minor edits were made post CEVW #1 workshop held on October 19, 2023, and CEVW #2 workshop held on November 28, 2023. The intent is to promote more installed chargers to meet the EV goals set for California by favoring the installation of actual chargers during qualifying additions and alterations.

*[Changes are shown in underline and/or strike-out for all code sections below]*

**Chapter 5 SITE DEVELOPMENT, Section 5.106.5.4**

**5.106.5.4 Additions or Alterations to existing buildings or parking facilities [A].**

**[BSC-CG]** Existing buildings or parking facilities being modified by one of the following, shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
  2. When a new photovoltaic system is installed covering existing parking spaces.
  3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.
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**Exceptions:**

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
  - a. Where there is no local utility power supply.
  - b. Where the local utility is unable to supply adequate power.
  - c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
  - d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs including but not limited to, water line break in parking facilities, natural disaster repairs, etc.

**5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A].** When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

**5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A].** When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6. Build out all existing EV capable spaces utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered prior to adding any new EV capable spaces. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

**Notation:**

Authority: Health & Safety Code Sections 18930.5 and 18941.10.

Reference(s): Health & Safety Code Sections 18930.5 and 18941.10.