**Public Comment on Proposed Building Standards  
For Publication in Title 24, California Code of Regulations**

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

# **Commenter Contact Information:**

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September 23, 2021  
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# **Proposed Building Standard**

Housing and Community Development – HCD 03/21  
Title 24, Part 11  
ITEM 11: Appendix A4, Section A4.106.8.2.1

## **This comment is intended for review during:**

45-Day Comment Period

## **Your recommendation based on the criteria of Health and Safety Code Section 18930(a) below:**

Approve as Amended

## **In support of your recommendation above, provide the rationale based on the criteria of Health and Safety Code Section 18930(a) below. If you recommend anything other than approve, cite the criteria below. If you oppose a proposed building standard, offer a solution or alternative for the state agency to consider.**

Comments are based on Health and Safety Code Section 18930(a)1.

DSA supports HCD in this regulatory process to advance electric vehicle charging in multifamily developments, hotels, and motels, and requests edits substantially related to the proposed building standards to maintain consistency with regulations already adopted in the 2019 Title 24, Part 11, related to the applicability of the accessibility provisions of California Building Code Chapter 11B for electric vehicle charging stations in public housing, hotels, and motels.

**DSA requests amendments to Section A4.106.8.2.1 in the 45-day Express Terms for HCD Title 24 Part 11**

**A4.106.8.2.1 Multifamily development projects and hotels and motels.**

**Tier 1.**

**EV Ready.** Thirty-five (35) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**EV Chargers for projects with 20 or more dwelling units, sleeping units or guest rooms.** Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When chargers are installed, spaces shall comply with Sections 4.106.4.2.2.1 and 4.106.4.2.2.2.

**Tier 2.**

**EV Ready.** Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**EV Chargers for projects with 20 or more dwelling units, sleeping units or guest rooms.** Fifteen (15) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When chargers are installed, spaces shall comply with Sections 4.106.4.2.2.1 and 4.106.4.2.2.2.

**Rationale for section A4.106.8.2.1 Tier 1 and Tier 2:** The last sentence in the Tier 1 and Tier 2 requirements for EV chargers for projects with 20 or more dwelling units, sleeping units or guest rooms should be removed. The reference to the code sections in these sentences are not applicable to the CBC Chapter 11B regulated facilities of public housing, hotels, and motels, and do not reference the exception of these requirements for these facilities already in regulation.