

**NOTICE OF PROPOSED ACTION  
TO BUILDING STANDARDS OF THE  
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGARDING THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11  
(HCD 04/24)**

Notice is hereby given that the California Building Standards Commission (CBSC) on behalf of the California Department of Housing and Community Development (HCD) proposes to adopt, approve, codify, and publish changes to building standards contained in the California Code of Regulations (CCR), Title 24, Part 11. HCD is proposing building standards related to the 2025 California Green Building Standards Code (CALGreen).

**PUBLIC COMMENT PERIOD**

Reference: Government Code Sections 11346.5(a)(1), 11346.5(a)(15), and 11346.5(a)(17).

A public hearing has not been scheduled; however, written comments will be accepted from **May 17, 2024**, until midnight on **July 1, 2024**.

Comments may be submitted to CBSC via:

Email: [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov)

US Mail postmarked no later than **July 1, 2024**:

California Building Standards Commission  
Attention: Public Comments  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833

Note: Only comments received in an accessible format will be viewable via CBSC's website.

Any interested person, or his or her duly authorized representative, may request no later than 15 days prior to the close of the written comment period that a public hearing be held.

The public will have an opportunity to provide written and oral comments regarding the proposed action on building standards at a public meeting to be conducted by the CBSC to be scheduled at a date near the end of the current adoption cycle. A meeting notice will be issued announcing the date, time, and location of the public meeting.

**POST-HEARING MODIFICATIONS TO THE TEXT OF THE REGULATIONS**

Reference: Government Code Section 11346.5(a)(18).

Following the public comment period, CBSC may adopt the proposed building standards substantially as proposed in this notice or with modifications that are sufficiently related to the original proposed text and notice of proposed changes. If modifications are made, the full text of the proposed modifications, clearly indicated, will be made available to the public for at least 15 days prior to the date on which CBSC adopts, amends, or repeals the regulation(s). CBSC will accept written comments on the modified building standards during the 15-day period.

**NOTE:** To be notified of any modifications, you must submit written/oral comments or

request that you be notified of any modifications.

## **AUTHORITY AND REFERENCE**

Reference: Government Code Section 11346.5(a)(2).

CBSC proposes to adopt these building standards under the authority granted by Health and Safety Code Section 18949.5. The purpose of these building standards is to implement, interpret, or make specific the provisions of Health and Safety Code Sections 17040, 17042, 17921, 17928, 17958.12, 18938.3, 18941.5, 18944.19, 19984, 19990; Government Code Sections 12955, 12955.1; and Vehicle Code 22511.2.

The Department of Housing and Community Development is proposing this regulatory action based on Health and Safety Code Sections 17040, 17921, 17928, 18938.3, 18941.10, 18941.11, 19984, 19990; and Government Code Sections 12955, 12955.1 and 12955.1.1.

## **INFORMATIVE DIGEST**

Reference: Government Code Section 11346.5(a)(3).

### **Summary of Existing Laws**

**Health and Safety Code, sections 17040 and 17042** respectively require HCD to adopt building standards for employee housing for "... the protection of the public health, safety, and general welfare of employees and the public, governing the erection, construction, enlargement, conversion, alteration, repair, occupancy, use, sanitation, ventilation, and maintenance of all employee housing;" and provide for specified exceptions.

**Health and Safety Code, sections 17921 and 17958.12** respectively authorize HCD to propose the adoption, amendment, or repeal of building standards by the CBSC; and authorizes the issuance of retroactive permits for unpermitted buildings.

**Health and Safety Code, section 17928** requires HCD to review and propose green building standards that HCD determines to be cost effective and feasible to promote greener construction.

**Health and Safety Code, sections 18938.3, 18941.5 and 18941.10** respectively requires HCD to propose adoption of building standards based on the most recent version of specified model codes; authorizes cities/counties to adopt more restrictive building standards due to local climatic, geological, or topographical conditions; and authorizes HCD to propose adoption of mandatory building standards related to electric vehicle charging infrastructure.

**Health and Safety Code, section 18941.11** requires HCD to research, develop and propose for adoption mandatory building standards for the installation of electric vehicle charging stations in existing multifamily dwellings, hotels and motels during specified retrofits, additions, and alterations to existing parking facilities for which a permit application is submitted on and after the effective date of those building standards.

**Health and Safety Code section 18944.19.** requires the Department of Housing and Community Development to research and develop, and propose for adoption, mandatory building standards for short-term and long-term bicycle parking in

multifamily residential buildings, hotels, and motels.

**Health and Safety Code, section 18949.5** transferred authority to adopt, or review and approve building standards to CBSC for specific state agencies.

**Health and Safety Code, sections 19990 and 19984** respectively requires HCD to adopt building standards and related regulations for factory-built housing; and for these building standards to be published in the California Building Standards Code.

**Government Code, sections 12955, 12955.1, and 12955.1.1**, address housing discrimination by identifying unlawful practices; requiring specified building features providing accessibility and use by persons with disabilities; and provides definitions for “covered multifamily dwellings” and “multistory dwelling unit” for use in interpretation of section 12955.1.

**Vehicle Code, section 22511.2** requires parking spaces served by electric vehicle supply equipment or designated as a future electric vehicle charging space to be counted as at least one standard automobile parking space for purposes of complying with local minimum parking space requirements.

### Summary of Existing Regulations

The 2022 California Code of Regulations (CCR), Title 24, CALGreen Code, Part 11, became effective on January 1, 2023.

Existing CALGreen building standards specifically related to the proposed changes:

- Includes definitions to clarify terms as used within the text of CALGreen.
- Includes mandatory and voluntary building standards.
- Provides a Residential Occupancies Application Checklist identifying mandatory and voluntary measures in CALGreen.

HCD does not regulate the number of parking spaces for residential developments. The required number of parking spaces are addressed and enforced through local government. However, Assembly Bill 1100 (Chapter 819, Statutes of 2019) proposed changes to the Vehicle Code to count electric vehicle charging spaces as standard parking spaces.

### Summary of Effect

- New definitions are proposed to clarify use of the terms in the mandatory and voluntary sections of the CALGreen Code.
- Amendments are proposed to clarify the use and increase Electric Vehicle (EV) charging in new and existing multifamily buildings, hotels, and motels.
- HCD is proposing to modify existing mandatory section 4.106.4.3 to reflect the installation of EV charging stations with low power Level 2 or higher EV chargers in existing multifamily dwellings, hotels, and motels, during certain retrofits, additions, and alterations to existing parking facilities, as directed by Assembly Bill (AB) 1738.
- New short-term and long-term bicycle parking requirements are proposed in the mandatory sections of the CALGreen code to reflect direction provided through AB 2863.

- Amendments to the Residential Occupancies Checklist are proposed in Section A4.602 to reflect changes proposed for mandatory and voluntary sections of the CALGreen Code. Nonsubstantive editorial amendments are also proposed for this section.

### **Comparable Federal Statute or Regulations**

These regulations do not conflict with federal law or regulations.

### **Policy Statement Overview**

The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts promoting greener construction, that have a positive environmental impact, and encourage cost-effective sustainable construction practices in the following categories: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. The CALGreen Code also includes standards designed to address unique California conditions.

The proposed changes to the building standards with statewide application will lead to substantial environmental benefits through reduction in GHG emissions and fossil fuel dependency leading to improved public health, and potentially result in cost savings (avoided costs) associated with future installation of electric vehicle (EV) charging in parking spaces serving multifamily buildings, hotels and motels. The proposed regulations, if approved, will implement building standards that will affect the following: residential occupancies and buildings or structures accessory thereto. More specifically, the proposed changes assist in implementation of the Governor's Executive Orders B-16-2012, B-48-2018 and N-79-20.

### **Evaluation of Consistency**

HCD has determined that the proposed regulations are not inconsistent or incompatible with existing state laws or regulations.

### **OTHER MATTERS PRESCRIBED BY STATUTE APPLICABLE TO THE AGENCY OR TO ANY SPECIFIC REGULATION OR CLASS OF REGULATIONS**

Reference: Government Code Section 11346.5(a)(4).

Health and Safety Code Section 18941.10, subsection Subsections (a)(2) requires HCD to propose mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings and submit the proposed mandatory building standards to the CBSC for consideration. Work associated with this statute was accomplished by HCD during the 2014 Intervening Code Adoption Cycle.

### **MANDATE ON LOCAL AGENCIES OR SCHOOL DISTRICTS**

Reference: Government Code Section 11346.5(a)(5).

HCD has determined that the proposed regulatory action would not impose a mandate on local agencies or school districts.

## ESTIMATE OF COST OR SAVINGS

Reference: Government Code Section 11346.5(a)(6).

An estimate, prepared in accordance with instructions adopted by Department of Finance, of cost or savings to any state agency, local agency, or school district.

- A. Cost or Savings to any state agency: **NO**
- B. Cost to any local agency required to be reimbursed under Part 7 (commencing with Section 17500) of Division 4: **NO**
- C. Cost to any school district required to be reimbursed under Part 7 (commencing with Section 17500) of Division 4: **NO**
- D. Other nondiscretionary cost or savings imposed on local agencies: **NO**
- E. Cost or savings in federal funding to the state: **NO**

Estimate: \$0. HCD believes that any additional expenditure resulting from this proposed action will be minimal and will be able to be absorbed within existing budgets and resources.

## INITIAL DETERMINATION OF NO SIGNIFICANT STATEWIDE ADVERSE ECONOMIC IMPACT ON BUSINESSES

Reference: Government Code Section 11346.5(a)(8).

If the agency makes an initial determination that the adoption/amendment/repeal of this regulation will not have a significant, statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states, it shall make a declaration to that effect.

HCD has made an initial determination that the adoption, amendment, or repeal of these building standards will not have a significant statewide adverse economic impact on businesses, including the ability of California businesses to compete with businesses in other states. These building standards are likely to promote the expansion of businesses currently involved in EV equipment manufacturing, installations, sales, maintenance, use and technology development.

### Declaration of Evidence

Reference: Government Code Section 11346.5(a)(8).

In making the declaration, the agency shall provide in the record of facts, evidence, documents, testimony, or other evidence that the agency relied upon to support its initial determination of no effect.

HCD has determined that there are minimal facts, evidence, documents, testimony, or other evidence upon which the agency relied to support its initial determination of no effect pursuant to Government Code Section 11346.5(a)(8). HCD has determined that these proposed amendments would increase costs to California business enterprises, of the total new construction costs of multifamily dwellings and hotels and motels with significant benefits to Californians due to a decrease in GHG emissions.

The determination is based on comments received during pre-cycle activities and the cost benefit analysis provided by the California Air Resources Board (CARB). A list of pre-cycle rulemaking activities are as follows:

- **Public Comment Period**
  - October 25, 2023 – November 8, 2023
- **HCD Focus Group and Workgroup Meetings**
  - September 11, 2023
  - October 19, 2023
  - November 28, 2023
  - January 11, 2024

## **FINDING OF NECESSITY FOR THE PUBLIC'S HEALTH, SAFETY, OR WELFARE**

Reference: Government Code Section 11346.5(a)(11).

Any regulation that requires a report shall not apply to businesses, unless the agency makes a finding that it is necessary for the health, safety, or welfare of the public that the regulations apply to businesses.

HCD has assessed the proposal regarding the economic impact of recordkeeping and reporting requirements and has determined that a report pursuant to Government Code Section 11346.3(c) is not required.

## **COST IMPACT ON REPRESENTATIVE PRIVATE PERSON OR BUSINESS**

Reference: Government Code Section 11346.5(a)(9).

Describe all cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

HCD can only estimate the total number of businesses impacted for new hotel and motel buildings, which is equal to the total number of new hotel and motel buildings constructed. During the 3-year lifetime of these proposed amendments, HCD estimates that 585 hotels and motels will be constructed. Therefore, approximately 585 businesses will be impacted by the proposed EV charging amendments. The total number of developers planning new construction of multifamily housing is not available and is not included in this estimate. The types of businesses impacted by the EV charging proposal are any businesses funding the development of new hotels and motels, or funding work on existing facilities that would trigger the deployment of EV charging equipment and installations. Additional costs may ultimately be passed on to individuals who wish to rent or purchase dwelling units in multifamily property developments or stay in hotels/motels.

## **ASSESSMENT OF EFFECT OF REGULATIONS UPON JOBS AND BUSINESS EXPANSION, ELIMINATION OR CREATION**

Reference: Government Code Section 11346.5(a)(10).

HCD has assessed whether and to what extent this proposal will affect the following:

### **A. The creation or elimination of jobs within the State of California.**

Some jobs may be created for installation, maintenance, and manufacturing of EV charging equipment. The elimination of jobs is unknown.

**B. The creation of new businesses or the elimination of existing businesses within the State of California.**

Some special trade construction businesses may be created. No business is expected to be eliminated.

**C. The expansion of businesses currently doing business within the State of California.**

The proposal is likely to promote the expansion of businesses currently involved in EV equipment manufacturing, installation, maintenance, use, and technology development.

**D. The benefits of the regulation to the health and welfare of California residents, worker safety, and the state's environment.**

The proposal will increase the sustainability of California's natural resources and promote public health by reducing GHG emissions.

## **ESTIMATED COST OF COMPLIANCE OF STANDARDS THAT WOULD IMPACT HOUSING**

Reference: Government Code Section 11346.5(a)(12).

HCD estimates over the 3-year lifetime of these code provisions that a total of 133,723 new construction multifamily dwelling parking spaces will have EV charging infrastructure, for a total initial construction cost of \$155.9 million to \$298.2 million. Further, HCD estimates a statewide benefit of \$637.8 million to \$913.9 million, when the infrastructure is installed at the point of new construction.

## **CONSIDERATION OF ALTERNATIVES**

Reference: Government Code Section 11346.5(a)(13).

HCD has determined that no reasonable alternative considered by HCD or that has otherwise been identified and brought to the attention of HCD would be more effective in carrying out the purpose for which the action is proposed or would be as effective and less burdensome to affected private persons than the proposed action. In addition, no reasonable alternative considered by HCD or that has otherwise been identified and brought to the attention of HCD would be more cost-effective to affected private persons and equally effective in implementing the statutory policy or other provisions of law.

## **AVAILABILITY OF RULEMAKING DOCUMENTS**

Reference: Government Code Sections 11346.5(a)(16) and 11346.5(a)(20).

All of the information upon which the proposed regulations are based is contained in the rulemaking file, which is available for public review, by contacting the person named below. This notice, the express terms and initial statement of reasons can be accessed from the [CBSC website](https://dgs.ca.gov/BSC): [dgs.ca.gov/BSC](https://dgs.ca.gov/BSC).

Reference: Government Code Section 11346.5(a)(19).

Interested parties may obtain a copy of the final statement of reasons, once it has been prepared, by making a written request to the contact person named below or at the [CBSC website](https://dgs.ca.gov/BSC): [dgs.ca.gov/BSC](https://dgs.ca.gov/BSC).

Reference: Government Code Section 11346.5(a)(21).

HCD shall provide, upon request, a description of proposed changes included in the proposed action, in the manner provided by Section 11346.6, to accommodate a person with a visual or other disability for which effective communication is required under state or federal law. The statement shall note that providing the accessible description of proposed changes may require extending the period of public comment for the proposed action.

### **CBSC CONTACT PERSON FOR PROCEDURAL AND ADMINISTRATIVE QUESTIONS**

Reference: Government Code Section 11346.5(a)(14).

General questions regarding procedural and administrative issues should be addressed to:

Kevin Day, Deputy Director  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833  
Telephone: (916) 263-0916

### **PROPOSING STATE AGENCY CONTACT PERSON FOR SUBSTANTIVE OR TECHNICAL QUESTIONS ON THE PROPOSED CHANGES TO BUILDING STANDARDS**

Specific questions regarding the substantive or technical aspects of the proposed changes to the building standards should be addressed to:

Primary Contact:

Tyler Mayo, Title 24 Regulations Manager  
California Department of Housing and Community Development  
Division of Codes and Standards, State Housing Law Program  
(916) 776-7756  
[Tyler.Mayo@hcd.ca.gov](mailto:Tyler.Mayo@hcd.ca.gov)

Back up Contact:

Mitchel Baker, Assistant Deputy Director  
California Department of Housing and Community Development  
Division of Codes and Standards  
(916) 214-8097  
[Mitchel.Baker@hcd.ca.gov](mailto:Mitchel.Baker@hcd.ca.gov)