# CALIFORNIA BUILDING STANDARDS COMMISSION July 2, 2025 CALGREEN EV WORKSHOP #1

**Agenda Item 2c (Mandatory)  
DRAFT EXPRESS TERMS  
CALIFORNIA GREEN BUILDING STANDARDS CODE,  
(CALGreen), PART 11,  
CALIFORNIA BUILDING STANDARDS CODE,  
TITLE 24, CALIFORNIA CODE OF REGULATIONS**

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

**LEGEND for EXPRESS TERMS**

* Existing California language appears upright.
* Proposed amendments appear in underline and ~~strikeout.~~
* Ellipses (...) indicate existing text remains unchanged.
* **Rationale**: The justification for the change is shown after each section or series of related changes.

## DRAFT EXPRESS TERMS and RATIONALE

### AGENDA ITEM 2c Chapter 5 NONRESIDENTIAL MANDATORY MEASURES *Division 5.1 – PLANNING AND DESIGN* SECTION 5.106 – SITE DEVELOPMENT

**5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG]** Existing buildings or parking facilities being modified ~~by~~ in accordance with 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. All newly covered parking spaces shall count toward the EV charging requirements as applicable.
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~~ results in a required increase in the number of parking spaces. All newly added parking spaces shall count toward the EV charging requirements as applicable.

**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:
   1. Where there is no local utility power supply.
   2. Where the local utility is unable to supply adequate power.
   3. 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.
   4. 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.

#### RATIONALE:

BSC-CG is proposing to amend Section 5.106.5.4 triggers 2 and 3 for additions or alterations to existing buildings or parking facilities. Additionally, there is an editorial change proposed in the main body of the section.

**Trigger 2:**  
The purpose for the proposed code change to trigger 2 is to clarify the scoping for new photovoltaic system projects that cover existing parking spaces. The specific amendment adds code language to specify that all newly covered parking spaces from a photovoltaic system project shall count toward the EV charging requirements. Existing spaces not covered by the new photovoltaic system project do not count toward the requirement for EV charging.

**Trigger 3:**  
The proposed change to trigger 3 is to replace the verbiage pertaining to a project in which the scope of work includes an increase in power supply to an electric service panel with new code language that specifies this code section is applicable to the project when there is an increase in the required number of parking spaces. Additionally, same as with trigger 2, new code language is added to specify that all newly added parking spaces from a qualifying addition or alteration shall count toward the EV charging requirements. Existing parking spaces do not count toward the requirement for EV charging.

**Problem:**  
Currently, there is confusion in the regulated community regarding the intent of the code for triggers 2 and 3. BSC received a public comment during the 2024 Code Adoption Cycle 45-day public comment period from Peninsula Clean Energy. The commenter highlighted the potential unintended consequences associated with trigger 3, specifically the installation of a solar panel rooftop project at an existing building, which is not a parking facility upgrade, resulting in an increase in power to the service panel and potentially triggering the installation of EV charging requirements at the existing parking facility. This scenario could prevent the needed PV installations, which is not the intent of this code section.

**Benefits:**   
The proposed code amendments add clarifying language for the code applicability and limits the scope of EV charging triggers to only apply to covered parking spaces in photovoltaic projects or newly added parking spaces for additions or alterations. The code change will avoid unintended consequences and provides clear intent for the regulated community and the code enforcers.

#### Notation:

Authority: Health & Safety Code Sections 18930.5 and 18941.10.

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