# COMMISSION ACTION MATRIX – YELLOW green building sTANDARDS (green) CODE ADVISORY COMMITTEE

## 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11 (calgreen) AGENCY: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, HCD 04/24

### LEGEND:

**CAC Actions:** Approve, Disapprove, Approve as Amended, Further Study Required

**Agency Responses:** Accept, Disagree, Withdraw

**CBSC Actions:** Approve, Disapprove, Approve as Amended, Further Study Required

**Matrix Paper Color** (for commission action only): GREEN = uncontested items, YELLOW = challenged items, SALMON = withdrawn, no action required

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

* Existing California amendments appear upright
* Amended or new California amendments appear underlined
* Repealed California language appears ~~upright and in strikeout~~
* Ellipses (…) indicate existing text remains unchanged

**ITEM 1  
CHAPTER 2, SECTION 202 DEFINITIONS**Add newly defined terms as listed below.

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| **HCD 04/24 ITEM 1** | **Code Section** | **CAC Action** | **Agency Response** | **Public Comments** | **Annotations** | **CBSC Action** |
| **1-1** | **Residential Long-Term Bicycle Parking.** | **Approve**  **as Amended** | **Accept** | **45-day:**  Jarred Sanchez; CALBike Coalition with support commenters listed below. Recommend: **Amend.**  Jairo Avalos, Individual. Hans Larsen; City of Fremont. Belinda Martinez Canez; Individual. Justin Hu-Nguyen; Bike East Bay. Samantha Harris; County of Contra Costa. Todd Edelman; Individual. Jordan Moldow; Individual. Recommend: **Amend.** | Add new term.  **CAC:** Approve as Amendedunder criteria #4, recommendation to add “weather” protected to the definition.  **Post CAC:** HCD followed recommendation.  **After 45-day:** In response to 45-day comments to Items 1-1, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation and list of various CALBike support commenters and individuals. |  |
| **1-2** | **Residential Short-Term Bicycle Parking.** | **Approve** | **Accept** | **45-day:**  See list of commenters above in Item 1-1. | Add new term.  **After 45-day:** In response to 45-day comments to Item 1-2, see response above in Item 1-1. |  |

**ITEM 2  
CHAPTER 4 RESIDENTIAL MANDATORY MEASURES  
*DIVISION 4.1 – PLANNING AND DESIGN*, SECTION 4.106.4.2.2 Multifamily dwellings**

Amend Section 4.106.4.2.2 as listed below.

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| **HCD 04/24 ITEM 2** | **Code Section** | **CAC Action** | **Agency Response** | **Public Comments** | **Annotations** | **CBSC Action** |
| **2-1** | **4.106.4.2.2 Multifamily dwellings~~, hotels and motels~~.** | **Approve** | **Accept** | **45-day:**  Danny Leung; CEC. Recommends: **Approve** for all EV proposals in Items 2-1 through 2-10.  Kelly Cunningham; Energy Codes and Standards (CASE) Team with 2 signatories;  Recommends: **Approve and Amend**  R. Murali; Powerflex.  Recommends: **Approve and Amend** | Amend title heading for this section.  **After 45-day:** In response to 45-day comments to Items 2-1, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various signatories and commenters. |  |
| **2-3** | **4.106.4.2.2,**  **1.~~b.~~a. Multifamily Parking Facilities with Assigned Parking.**  **1.a.1.** | **Approve** | **Accept** | **45-day:**  W. Chou; EVCAC Coalition letter with 9 signatories with multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  B. Nesbit; Individual Recommends: **Amend**  Tobin Symmank; Architects Orange (AO). Recommends: **Amend** for Item 2.  **Public Hearing:**  Tobin Symmank; Architects Orange (AO). Recommends: **Amend** for Item 2.  Michelle Pierce; individual. Recommends: **Amend** for parking lift exception.  Beverly Deschaux, Electric Vehicle Association of California Central Coast. Recommends: **Approve**  Josh Cohen, SWTCH Recommends: **Amend**  Jim Frey; 2050 Partners, IOU Recommends: **Amend** | Renumber Item “1.b.” to “1.a.”, amend the code language and add new subitem 1.  **After 45-day:** In response to 45-day comments to Items 2-3, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |
| **2-4** | **4.106.4.2.2,**  **1.b. Multifamily Parking Facilities with Unassigned Parking.**  **1.b.1 &**  **1.b. Exception** | **Further Study Required** | **Disagree** | **45-day:**  W. Chou; EVCAC Coalition letter with 9 signatories with multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  B. Nesbit; Individual Recommends: **Amend**  Tobin Symmank, Architects Orange (AO). Recommends: **Amend**  **Public Hearing:**  Michelle Pierce; individual. Recommends: **Amend** for parking lift exception.  Josh Cohen, SWTCH Recommends: **Amend**  Jim Frey; 2050 Partners, IOU Recommends: **Amend** | Add new Item “1.b.” with a new title and proposed new code language and new exception.  **CAC:** Further Study Required under criteria 3, 4, & 6, suggested to revisit the “Exception” word “or” and repeal the proposal. Review safety issues for parking lifts.  **Post CAC:**  Amendment in the Express Terms remains unchanged.  **After 45-day:** In response to 45-day comments to Items 2-4, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |
| **2-5** | **4.106.4.2.2,**  **1.c. Multifamily Parking Facilities with Assigned and Unassigned Parking.** | **Approve** | **Accept** | **45-day:**  W. Chou; EVCAC Coalition letter with 9 signatories with multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  B. Nesbit; Individual Recommends: **Amend**  Tobin Symmank, Architects Orange (AO). Recommends: **Amend**  **Public Hearing:**  Michelle Pierce; individual. Recommends: **Amend** for parking lift exception.  Vanessa Warheit; EVCAC Recommends: **Amend** | Add new Item “1.c.” with a new title and proposed new code language.  **After 45-day:** In response to 45-day comments to Items 2-5, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |
| **2-6** | **4.106.4.2.2,**  **1.~~c.~~d. Receptacle Power Source.**  **1.~~d.~~e. Receptacle Configurations.** | **Approve** | **Accept** | **45-day:**  W. Chou; EVCAC Coalition letter with 9 signatories with multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  R. Murali; PowerFlex, Recommends: **Amend**  Tobin Symmank, Architects Orange (AO). Recommends: **Amend**  **Public Hearing:**  Michelle Pierce; individual. Recommends: **Amend** for parking lift exception.  Tobin Symmank, Architects Orange (AO).  Recommends: **Amend**  J. Hart; Powerflex. Recommends: **Amend** for ALMS | Renumbering Item “1.c.” to “1.d.” and amend code language regarding assigned parking spaces.  Renumbering Item “1.d.” to “1.e.”.  **After 45-day:** In response to 45-day comments to Items 2-6, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |
| **2-8** | **4.106.4.2.2,**  **2.~~b.~~a. Multifamily Parking Facilities with Unassigned or Common Use Parking.** | **Approve** | **Accept** | **45-day:**  Tobin Symmank, Architects Orange (AO).  Recommends: **Amend**  **Public Hearing:**  Tobin Symmank, Architects Orange (AO).  Recommends: **Amend** | Renumbering Item “2.b.” to “2.a.”, amend the title and code language regarding level 2 charging receptacles.  **After 45-day:** No changes to the FET were made as a result of these comments. See FSOR for explanation. |  |
| **2-9** | **4.106.4.2.2,**  **2.b. EV Charger Connectors.** | **Approve** | **Accept** | **45-day:**  K. Cunningham; California Energy Codes and Standards (CASE) Team with 2 signatories; Recommends: **Approve and Amend**  **Public Hearing:**  Michelle Pierce; individual. Recommends: **Amend** for parking lift exception. | Add new Item “2.b.” for EV charger connectors.  **After 45-day:** In response to 45-day comments to Items 2-9, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |
| **2-10** | **4.106.4.2.2,**  **2.c.** | **Approve** | **Accept** | **45-day:**  B. Nesbit; Individual Recommends: **Amend**  Mal Skowron; ChargePoint, Inc. and Ben Brint, SWTCH Recommends: **Amend** for ALMS  **Public Hearing:**  J. Hart; Powerflex. Recommends: **Amend** for ALMS  Josh Cohen, SWTCH Recommends: **Amend** for ALMS | Add new Item “2.c.” for ALMS.  **After 45-day:** In response to 45-day comments to Items 2-10, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to commenter and Public Hearing. |  |

**ITEM 3  
SECTION 4.106.4.2.6 Hotels and motels**

Add Section 4.106.4.2.6 as listed below.

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| **HCD 04/24 ITEM 3** | **Code Section** | **CAC Action** | **Agency Response** | **Public Comments** | **Annotations** | **CBSC Action** |
| **3-1** | **4.106.4.2.6 Hotels and motels,**  **1. EV Ready Parking Spaces with Receptacles.**  **1.a. Hotels and Motels.**  **Exception** | **Approve** | **Accept** | **45-day:**  Danny Leung; CEC. Recommends: **Approve** for Items 3-1 through 3-5.  W. Chou; EVCAC Coalition letter with 9 signatories with multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  Dennis J. Corelis; Individual Recommends: **Amend** for parking lift exception.  K. Cunningham; Energy Codes and Standards (CASE) Team with 2 signatories; Recommends: **Approve and Amend**  R. Murali; PowerFlex, Recommends: **Amend**  T. Davy; SMUD with 3 signatories, Recommends: **Amend**  B. Nesbit; Individual Recommends: **Amend**  **Public Hearing:**  Michelle Pierce Recommends: **Amend**  Jonathan Hart Recommends: **Amend** | Add new section to address hotels and motels. Add Item “1.” and Item “1.a.” with exception.  **After 45-day:** In response to 45-day comments to Items 3-1, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |
| **3-2** | **4.106.4.2.6,**  **1.b. Receptacle Configurations.** | **Further Study Required** | **Disagree** | **45day:**  R. Murali; PowerFlex, Recommends: **Amend** | Add Item “1.b.”  **CAC:** Further Study Requiredunder criteria #4, suggested to consider adding “ending in a junction box” for receptacle configurations.  **Post CAC:**  Amendment in the Express Terms remains unchanged.  **After 45-day:** In response to 45-day comments to Items 3-2, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters. |  |
| **3-4** | **4.106.4.2.6.**  **2.b.** **EV Charger Connectors.**  **Exception** | **Approve** | **Accept** | **45-day:**  Danny Leung; CEC. Recommends: **Approve** for Items 3-1 through 3-5.  W. Chou; EVCAC Coalition letter with 9 signatories with multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  Dennis J. Corelis; Individual Recommends: **Amend** for parking lift exception.  B. Nesbit; Individual Recommends: **Amend**  **Public Hearing:**  Michelle Pierce Recommends: **Amend** for parking lift. | Add Item “2.b.” with exception for EV charger connectors.  **After 45-day:** No changes to the FET were made as a result of these comments. See FSOR for explanation. |  |
| **3-5** | **4.106.4.2.6,**  **2.c.** | **Approve** | **Accept** | **45-day:**  B. Nesbit; Individual Recommends: **Amend**  Mal Skowron; ChargePoint, Inc. and Ben Brint, SWTCH Recommends: **Amend** for ALMS | Add Item “2.c.” for ALMS.  **After 45-day:** In response to 45-day comments to Items 3-5, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to commenter. |  |

**ITEM 4  
SECTION 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings, hotels, and motels**

Amend Subsection 4.106.4.3 as listed below.

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| **HCD 04/24 ITEM 4** | **Code Section** | **CAC Action** | **Agency Response** | **Public Comments** | **Annotations** | **CBSC Action** |
| **4-1** | **4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings, hotels, and motels, ~~Notes~~ and new Exception** | **Approve as Amended** | **Accept** | **45-day:**  Danny Leung; CEC. Recommends: **Approve**  W. Chou; EVCAC Coalition letter with 9 signatories and multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  K. Cunningham; Energy Codes and Standards (CASE) Team with 2 signatories; Recommends: **Approve and Amend**  B. Nesbit; Individual. Recommends: **Amend**  K. Corby; CalETC  Recommends: **Support and Amend**  Philip Kobernick; Peninsula Clean Energy (PCE) Recommends: **Amend**  **Public Hearing:**  Michelle Pierce; Individual Recommends: **Amend** for parking lift exception  K. Corby; CalETC  Recommends: **Support and Amend**  G. Hall, Electric Vehicle Association **Amend exception.** | Amend Section 4.106.4.3 main paragraph, repeal “Notes” and add a new exception.  **CAC:** Approve as Amended under criteria 3, 4 & 6, suggested to amend the code “Exception” based on a comment letter received.  **Post CAC:**  Amendment revised in the Express Terms as recommended.  **After 45-day:** In response to 45-day comments to Items 4-1, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |

**ITEM 5  
SECTION 4.106.4.4 Bicycle parking**

Add Section 4.106.4.4 with subsections as listed below.

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| **HCD 04/24 ITEM 5** | **Code Section** | **CAC Action** | **Agency Response** | **Public Comments** | **Annotations** | **CBSC Action** |
| **5-1** | **4.106.4.4. Bicycle parking.** | **Approve** | **Accept** | **45-day:**  Danny Leung; CEC. Recommends: **Approve** for items 5-1 through 5-4.  B. Nesbit; Individual Recommends: **Amend** | Add new Section 4.106.4.4.  **After 45-day:** In response to 45-day comments to Items 5-1, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters. |  |
| **5-2** | **4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels.** | **Approve** | **Accept** | **45-day:**  B. Gonzalez; HPI. Recommends: **Exemption**  B. Nesbit; Individual  Recommends: **Amend** | Add new section for short-term bicycle parking for multifamily buildings, hotels and motels.  **After 45-day:** In response to 45-day comments to Items 5-2, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters. |  |
| **5-3** | **4.106.4.4.2 Long-term bicycle parking for multifamily buildings.** | **Approve** | **Accept** | **45-day:**  B. Gonzalez; HPI. Recommends: **Exemption**  J. Sanchez; CAL Bike Coalition letter with 3 signatories.  Recommends: **Amend**  J. Kenchel, M. Simmons, W. Ring,A. Kadavanich, S. Harris and S. Skala Recommend: **Amend**  A. Tapadia; Individual. Recommends: **Amend**  A. Wang; Individual. Recommends: **Amend** Bicycle widths  Jairo Avalos. Recommends: **Amend**  B.M. Canez; Individual. Recommends: **Amend**  E. Weaver; Individual. Recommends: **Amend**  S. Harris; Individuals Recommends: **Amend** Power for EV bikes  S. Skala; individual. Recommends: **Amend** Cargo bicycle  T. Edelman; Individual Recommends: **Amend** bike security  J. Moldow; Individual Recommends: **Amend** 1 bicycle parking per unit.  Tobin Symmank; Architects Orange (AO). Recommends: **Amend** for Item 5.  **Public Hearing:**  Tobin Symmank; Architects Orange (AO). Recommends: **Amend** for Item 5.  J. Moldow; Individual Recommends: **Amend** 1 bicycle parking per unit. | Add new section for long-term bicycle parking for multifamily buildings.  **After 45-day:** In response to 45-day comments to Items 5-3, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters. |  |
| **5-4** | **4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings.** | **Approve** | **Accept** | **45-day:**  B. Gonzalez; HPI. Recommends: Exemption | Add new section for long term bicycle parking for hotels and motel buildings.  **After 45-day:** In response to 45-day comments to Items 5-4, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to commenter. |  |

### ITEM 7 Appendix A4 RESIDENTIAL VOLUNTARY MEASURES DIVISION A4.1 – PLANNING AND DESIGN, SECTION A4.106.8.2 New multifamily dwellings, hotels and motels

Amend Section A4.106.8.2 as listed below.

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| **HCD 04/24 ITEM 7** | **Code Section** | **CAC Action** | **Agency Response** | **Public Comments** | **Annotations** | **CBSC Action** |
| **7-2** | **A4.106.8.2,**  **1.b. ~~Multifamily Parking Facilities.~~ Raceway Capacity Requirements.** | **Approve** | **Accept** | **45-day:**  Danny Leung; CEC. Recommends: **Approve** for all EV comments for item 7.  K. Cunningham; Energy Codes and Standards (CASE) Team with 2 signatories; Recommends: **Approve.** | Amend Item “1.b.” and repeal exception 1 for parking lifts. Amend exception 2 by renumbering to number 1.  **After 45-day:** In response to 45-day comments to Items 7-2, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters. |  |
| **7-4** | **A4.106.8.2,**  **2.b.** **Multifamily Parking Facilities with Unassigned or Common Use Parking.** | **Approve** | **Accept** | **45-day:**  W. Chou; EVCAC Coalition letter with 9 signatories with multiple organizations’ support.  Recommends: **Amend** for parking lift exception.  **Public Hearing:**  Michelle Pierce; individual. Recommends: **Amend.** Remove parking lift exception.  D. Corelis, EVCAC  Recommends: **Amend.** Remove parking lift exception. | Amend Item “2.b.” Repeal the verbiage for the allowance of an automatic load management system.  **After 45-day:** In response to 45-day comments to Items 7-4, HCD has decided to not make any further amendments to 45- day ET. See FSOR for explanation to various commenters for 45-day and Public Hearing. |  |