APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION

DECEMBER 17, 2024

# ADDENDUM TO FINAL EXPRESS TERMS AND RATIONALE FOR PROPOSED 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)

The state agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

Approve as amended a proposed provision, as requested by the state agency. No modification shall be made that materially alters a requirement, right, responsibility, condition or prescription in the text made available to the public for comment in accordance with this chapter. The proposing agency shall justify the modification pursuant to Health and Safety Code Section 18930 in an amended justification consistent with the approval action submitted to the Commission within 15 days. Failure to submit the amended justification within that time is cause for disapproval. (Section 1-417(a)4 of the California Administrative Code, Part 1 of Title 24 of the California Code of Regulations).

If using assistive technology, please adjust your settings to recognize underline, strikeout, double strikeout and ellipsis. Double underline will be indicated by parenthetical notes within the text. The notes will not be codified or published in the code.

## LEGEND for ADDENDUM FINAL EXPRESS TERMS

* Existing California amendments appear upright
* Proposed California amendments appear underlined
* Repealed California language appears ~~upright and in strikeout~~
* Ellipsis (...) indicate existing text remains unchanged
* Addendum proposed California amendments appears in double underline

## ADDENDUM to FINAL EXPRESS TERMS and RATIONALE

### ITEM 2 Chapter 4 Residential Mandatory Measures, Section 4.106.4.2.2 Multifamily dwellings, hotels and motels.

HCD proposes to continue to adopt the above referenced section with amendments as follows:

**4.106.4.2.2 Multifamily dwellings~~, hotels and motels~~.**

1. **Ready Parking Spaces with Receptacles.** [no changes to FET proposed]
2. **EV Ready Parking Spaces with EV Chargers.** 
   1. **~~Hotels and Motels.~~** ~~Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.~~
3. ~~b.~~ **Multifamily Parking Facilities with Unassigned or Common Use Parking.** ~~Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.~~ In addition to the low power Level 2 EV charging receptacle requirements of section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces [begin double underline] not already provided with low power Level 2 EV charging receptacles, pursuant to section 4.106.4.2.2 (1), [end double underline] shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

~~Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.~~

1. [no changes to FET proposed]
2. [no changes to FET proposed]

**Rationale:** HCD has identified an editorial correction in Item 2, Chapter 4 Residential Mandatory Measures, Section 4.106.4.2.2, subsection 2(a), Multifamily Parking Facilities with Unassigned or Common Use Parking.

HCD proposes to modify the above referenced subsection by adding the following verbiage, “…not already provided with low power Level 2 EV charging receptacles, pursuant to section 4.106.4.2.2(1), … .” The purpose of this correction:

1. Align the proposed amendment in the Final Express Terms with the language and intent of the associated rationale within the Initial Statement of Reasons; and
2. Clarify that when unassigned/common use parking spaces are provided and EV charging is required, only one EV receptacle or EV charger is required at each parking space, not both.

**Notation:**

Authority: 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.

References: Health and Safety Code Sections 17040, 17042, 17921, 17928, 17958.12, 18938.3, 18941.5, 19990 and 19984; Government Code Sections 12955, 12955.1; and Vehicle Code Section 22511.2.

The Department of Housing and Community Development requests the Commission to approve this item as amended, in order to satisfy Health and Safety Code Section 18930(a)(1), the proposed building standards do not conflict with, overlap, or duplicate other building standards.