



LOCAL BUILDING ENERGY STANDARDS

FOR RESIDENTIAL NEW CONSTRUCTION

SINGLE FAMILY BUILDINGS, MULTI-FAMILY BUILDINGS, and DETACHED ADUs

These building standards have been established for new residential construction in the City of Los Altos. These local Reach Code amendments are to be effective January 26, 2021; pending approval at the State level. This checklist provides applicants the requirements that apply to their project and must be submitted with the Planning application. **Approved Reach Code Checklist must be incorporated into all Building submittal plan sets.**

PROJECT PROCESS

1 PROJECT DESIGN

It is important for project owners, architects, engineers, and designers to understand the applicable state and local building requirements prior to project design. Early consideration of these standards allows for design of buildings and systems that are compliant, energy efficient, and cost effective, and minimizes back and forth when applying for the project permit.

2 PLANNING APPLICATION

Your project is subject to planning review, be prepared to identify in your planning application what compliance methods you have selected and how you plan to meet the requirements. If you anticipate difficulties meeting the requirements outlined in the Local Building Energy Standards Checklist, these concerns and any requests for exemptions should be identified in your planning application.

3 INITIAL SUBMITTAL

Include completed Local Building Energy Standards Checklist (*page 2 of this document*).

4 FINAL INSPECTION

The Building Division will conduct required inspections to verify compliance of Local Building Energy Standards.

DEFINITION OF "NEW CONSTRUCTION"

A building that has never been used or occupied for any purpose and supported by 1) a new structural foundation, 2) an existing, structural foundation where a building has been demolished and removed to floor or below, or 3) a combination of 1) and 2).

DEFINITION OF ALMS (Automatic Load Management Systems)

A control system which allows multiple EV chargers or EV-Ready electric vehicle outlets to share a circuit or panel and automatically reduce power at each charger, providing the opportunity to reduce electrical infrastructure costs and/or provide demand response capability. ALMS systems must be designed to deliver at least 1.4kW to each EV Capable, EV Ready or EVCS space served by the ALMS. The connected amperage on-site shall not be lower than the required connected amperage per Part 11, 2019 California Green Building Code for the relevant building types.

For more information, please visit <https://www.losaltosca.gov/communitydevelopment/page/planning-services>



LOCAL BUILDING ENERGY STANDARDS CHECKLIST

FOR RESIDENTIAL NEW CONSTRUCTION

SINGLE FAMILY BUILDINGS, MULTI-FAMILY BUILDINGS, and DETACHED ADUs

PROJECT ADDRESS: _____

APPLICANT NAME: _____ DATE: _____

SINGLE FAMILY DWELLING MULTI-FAMILY (2-9 UNITS) MULTI-FAMILY (10+ UNITS) ADU

1. ENERGY EFFICIENCY AND ELECTRIFICATION

Note: all projects must comply with mandatory elements of the 2019 Building Energy Efficiency Standards as well as the local and state code requirements.

New Single Family Buildings, Multi-Family Buildings (2 to 9 units) and Detached ADUs

Exception: Gas-Fueled Cooking and Fireplace appliances installed (applicant must comply with the rewiring provisions, Subsection 12.22.020 B.3)

No natural gas appliances/equipment installed

No gas meter infrastructure

N/A

All-Electric for New Multi-Family Buildings (10+ Units)

No natural gas appliances/equipment installed

No gas meter infrastructure

N/A

2. ELECTRIC VEHICLE (EV) CHARGING AND READINESS

Complies with California Green Building Standards Code 4.106.4; **AND**

Complies with local EV charging requirements as specified below

New one- and two-family dwellings and townhouses with attached or detached private garages.

At least 1 parking space per dwelling unit install at least one Level 2 EV Ready Space in the garage.

If multiple (two or more) garage parking spaces are provided for a dwelling unit, install at least two Level 2 EV Ready Spaces.

N/A

New Multifamily dwellings.

Complies with local EV charging requirements as specified below.
(All % requirements are to be rounded up to the nearest whole number. All percentages should reflect percentage of total parking spaces on site.)

_____ Total number of parking spaces *

Multi-family buildings with less than or equal to 20 dwelling units:

Install at least one Level 2 EV Ready Space for each dwelling unit.

Total _____

More than 20 multifamily dwelling units constructed on a building site:

25% of the dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Total _____

(Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number and not less than 21 spaces.)

In addition, each remaining dwelling unit with parking space(s) shall be provided with at least one Level 1 EV Ready Space. Total _____

N/A

Exception: For all multifamily Affordable Housing, 10% of dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. The remaining dwelling units with parking space(s) shall each be provided with at least one Level 1 EV Ready Space.

Note:

1. An Automated Load Management System (ALMS) may be installed to decrease electrical service and transformer costs associated with EV Charging Equipment subject to review of the authority having jurisdiction.
2. Installation of Level 2 EV Ready Spaces above the minimum number required level may offset the minimum number Level 1 EV Ready Spaces required on a 1:1 basis.
3. The requirements apply to multifamily buildings with parking spaces including: a) assigned or leased to individual dwelling units, and b) unassigned residential parking.
4. Local jurisdictions may consider allowing exceptions through their local process, on a case by case basis, if a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 among parking spaces with Level 2 EV Ready Spaces and Level 1 EV Ready Spaces. If costs are found to exceed this level, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity.
5. In order to adhere to accessibility requirements in accordance with California Building Code Chapters 11A and/or 11B, it is recommended that all accessible parking spaces for covered newly constructed multifamily dwellings are provided with at least a Level 1 or Level 2 EV Ready Spaces.

* Definitions

- o EV Level 1: a minimum 110V, 20A circuit
- o EV Level 2: a minimum 208V, 40A circuit
- o EV Capable: a parking space equipped with raceway and electrical panel capacity to support a future EV charging station
- o EV Ready: a parking space equipped with raceway, wiring, receptacle, and electrical capacity to support a future EV charging station
- o EV Charging Station: a parking space with an EV charger installed

Applicant Signature at Submittal

Date