Palo Alto Municipal Code

16.14.150 Section A4.106.8 Electric vehicle (EV) charging for new construction.

Section A4.106.8 is not adopted as a Tier 1 and Tier 2 elective measure. Projects must comply with the mandatory electric vehicle supply equipment (EVSE) requirements stated in Section 4.106.4, as amended.

(Ord. 5393 § 1 (part), 2016)

16.14.420 Section A4.106.8 Electric vehicle (EV) charging.

Section A4.106.8 of the California Green Building Standards Code is added as mandatory and amended to read:

A4.106.8 Electric Vehicle (EV) Charging for Residential Structures. Newly constructed single family and multifamily residential structures, including residential structures constructed as part of a mixed use development, shall comply with the following requirements for electric vehicle supply equipment (EVSE). All parking space calculations under this section shall be rounded up to the next full space. The requirements stated in this section are in addition to those contained in Section 4.106.4 of the California Green Building Standards Code. In the event of a conflict between this section and Section 4.106.4 of the California Green Building Standards Code, the more robust EV Charging requirements shall prevail.

A4.106.8.1 Definitions. For the purposes of this section, the following definitions shall apply:

(a) Level 2 EVSE. "Level 2 EVSE" shall mean an EVSE capable of charging at 30 amperes or higher at 208 or 240 VAC. An EVSE capable of simultaneously charging at 30 amperes for each of two vehicles shall be counted as two Level 2 EVSE.

(b) Conduit Only. "Conduit Only" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 amperes grounded AC outlet; and (2) raceway or wiring with capacity to accommodate a 100 ampere circuit; terminating in (3) a listed cabinet, box, enclosure, or NEMA receptacle. The raceway shall be installed so that minimal removal of materials is necessary to complete the final installation.

(c) EVSE-Ready Outlet. "EVSE-Ready Outlet" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 amperes grounded AC outlet; (2) a two-pole circuit breaker; (3) raceway with capacity to accommodate 100-ampere circuit; (4) 50 ampere wiring; terminating in (5) a 50 ampere NEMA receptacle in a covered outlet box.

(d) EVSE Installed. "EVSE Installed" shall mean an installed Level 2 EVSE.

A4.106.8.2 Single Family Residences. The following standards apply to newly constructed detached and attached single family residences.

(a) In general. The property owner shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for each residence.

(b) Location. The proposed location of a charging station may be internal or external to the dwelling, and shall be in close proximity to an on-site parking space consistent with City guidelines, rules, and regulations.

A4.106.8.3 Multi-Family Residential Structures. The following standards apply to newly constructed residences in a multi-family residential structure, except as provided in section A4.106.8.4.
(a) Resident parking. The property owner shall provide at least one EVSE-Ready Outlet or EVSE Installed for each residential unit in the structure.

(b) Guest parking. The property owner shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed, for at least 25% of guest parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed.

(c) Accessible spaces. Projects shall comply with the 2016 California Building Code requirements for accessible electric vehicle parking.

(d) Minimum total circuit capacity. The property owner shall ensure sufficient circuit capacity, as determined by the Chief Building Official, to support a Level 2 EVSE in every location where Circuit Only, EVSE-Ready Outlet or EVSE Installed is required.

(e) Location. The EVSE, receptacles, and/or raceway required by this section shall be placed in locations allowing convenient installation of and access to EVSE. In addition, if parking is deed-restricted to individual residential units, the EVSE or receptacles required by subsection (a) shall be located such that each unit has access to its own EVSE or receptacle. Location of EVSE or receptacles shall be consistent with all City guidelines, rules, and regulations.

A4.106.8.4 Exception - Multi-Family Residential Structures with Individual, Attached Parking. The property owner shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for each newly constructed residence in a multi-family residential structure featuring: (1) a parking space attached to the residence; and (2) a shared electrical panel between the residence and parking space (e.g., a multi-family structure with tuck-under garages).

(Ord. 5393 § 1 (part), 2016)

16.14.430 Section A5.106.5.3 Electric vehicle (EV) charging for non-residential structures.

Section A5.106.5.3 of the California Green Building Standards Code is added as mandatory and amended to read:

A5.106.5.3 Electric Vehicle (EV) Charging for Non-Residential Structures. New non-residential structures shall comply with the following requirements for electric vehicle supply equipment (EVSE). All parking space calculations under this section shall be rounded up to the next full space. The requirements stated in this section are in addition to those contained in Section 5.106.5.3 of the California Green Building Standards Code. In the event of a conflict between this section and Section 5.106.5.3, the more robust EV Charging requirements shall prevail.

A5.106.5.3.1 Definitions. For the purposes of this section, the following definitions shall apply:

(a) Level 2 EVSE. "Level 2 EVSE" shall mean an EVSE capable of charging at 30 amperes or higher at 208 or 240 VAC. An EVSE capable of simultaneously charging at 30 amperes for each of two vehicles shall be counted as two Level 2 EVSE.

(b) Conduit Only. "Conduit Only" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install at least a 208/240V, 50 amperes grounded AC outlet; and (2) raceway or wiring with capacity to accommodate a 100 ampere circuit; terminating in (3) a listed cabinet, box, enclosure, or NEMA receptacle. The raceway shall be installed so that minimal removal of materials is necessary to complete the final installation.

(c) EVSE-Ready Outlet. "EVSE-Ready Outlet" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install at least a 208/240V, 50 amperes grounded AC outlet; (2) a two-pole circuit breaker; (3) raceway with capacity to accommodate a 100-
ampere circuit; (4) 50 ampere wiring; terminating in (5) a 50 ampere NEMA receptacle in a covered outlet box.

(d) EVSE Installed. "EVSE Installed" shall mean an installed Level 2 EVSE.

A5.106.5.3.2 Non-Residential Structures Other than Hotels. The following standards apply to newly constructed non-residential structures other than hotels.

(a) In general. The property owner shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed.

(b) Accessible spaces. Projects shall comply with the 2016 California Building Code requirements for accessible electric vehicle parking.

(c) Minimum total circuit capacity. The property owner shall ensure sufficient circuit capacity, as determined by the Chief Building Official, to support a Level 2 EVSE in every location where Circuit Only, EVSE-Ready Outlet or EVSE Installed is required.

(d) Location. The EVSE, receptacles, and/or raceway required by this section shall be placed in locations allowing convenient installation of and access to EVSE. Location of EVSE or receptacles shall be consistent with all City guidelines, rules, and regulations.

A5.106.5.3.3 Hotels. The following standards apply newly constructed hotels.

(a) In general. The property owner shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 30% of parking spaces, among which at least 10% (and no fewer than one) shall be EVSE Installed.

(b) Accessible spaces. Projects shall comply with the 2016 California Building Code requirements for accessible electric vehicle parking.

(c) Minimum total circuit capacity. The property owner shall ensure sufficient circuit capacity, as determined by the Chief Building Official, to support a Level 2 EVSE in every location where Circuit Only, EVSE-Ready Outlet or EVSE Installed is required.

(d) Location. The EVSE, receptacles, and/or raceway required by this section shall be placed in locations allowing convenient installation of and access to EVSE. Location of EVSE or receptacles shall be consistent with all City guidelines, rules, and regulations.

(Ord. 5393 § 1 (part), 2016)
## Instructions

Select the residential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

### New Residential Construction Projects

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## Green Building Verification Form for Multi-Family and Single-Family New Construction and Renovation

### Instructions:
- Select the residential green building requirements applicable to the project and follow the compliance instructions listed in the right column.
- Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

### Residential Alteration and Addition Projects

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<td>Alterations and additions of multi-family or single-family construction projects less than 1,000 sq. ft.</td>
<td>Mandatory Planning Phase: Complete preliminary Green Building Checklist (GB-Residential Mandatory) and include a &quot;GB-i&quot; sheet in the Permit Plans. Complete Green Building Checklist for CALGreen Mandatory and include a &quot;GB-i&quot; sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines. Construction activities must be third-party verified by a Green Building Special Inspector as identified in the Residential Green Building Inspection Guidelines.</td>
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<td>Alterations and/or additions of multi-family or single-family construction projects greater than 1,000 sq. ft.</td>
<td>Mandatory Planning Phase: Complete preliminary Green Building Checklist (GB-Residential Mandatory) and include a &quot;GB-i&quot; sheet in the Permit Plans. Complete Green Building Checklist for CALGreen Mandatory and include a &quot;GB-i&quot; sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines. Construction activities must be third-party verified by a Green Building Special Inspector as identified in the Residential Green Building Inspection Guidelines.</td>
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### Questions:
- For projects that trigger CALGreen Mandatory (and not Tier 1 or Tier 2) provisions of CALGreen Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.

### Model Water Efficient Landscape Guidance:
- Projects greater than 2,500 square feet
- Projects greater than 2,500 square feet

### Green Building Special Inspectors:
- Must be selected from the Development Services pre-approved list of Green Building Special Inspectors.

### Square Footage Calculation:
- Square footage applies to all areas of the site, including basements, garages, and other structures.

### Landscape Area Calculation:
- Landscape area includes all planting areas, turf areas, and water features subject to the Maximum Applied Water Allowance calculations. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, or patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-developments (e.g., open spaces and existing native vegetation).
## Electric Vehicle Supply Equipment (EVSE) Requirements

**New Single-Family Residential**

- **Planning Phase:** Declare the EV requirement on the preliminary Green Building Checklist and include it in the Planning Application. Show the EVSE location on the parking plan.

- **Construction Phase:** Subject to the activities listed on the Electrical Permit Application. See the final inspection report for additional details.

**New Multi-Family Residential**

- **Planning Phase:** Declare the EV requirement on the preliminary Green Building Checklist and include it in the Planning Application. Show the EVSE location on the parking plan.

- **Construction Phase:** Subject to the activities listed on the Electrical Permit Application. See the final inspection report for additional details.

### Note
- EVSE-Ready Outlet: A panel capable of accommodating a dedicated branch circuit and service capacity to install a 208/240V, 50 ampere grounded AC outlet; and a two-pole circuit breaker.
- Level 2 EVSE: An EVSE capable of charging at 30 amperes or higher at 208 or 240V AC.
- EVSE Installed: An installed Level 2 EVSE.

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**Compliance Schedule & Instructions**

- For additional details, consult the final inspection report for Electric Vehicle Supply Equipment (EVSE). See the Development Services webpage for definitions.

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**Projects are subject to the requirements outlined in the City of Palo Alto.**
Instructions: Select the non-residential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

### CALGreen and Energy Star Requirements

**Project Condition:**
- **Requirement:** Tenant improvements, renovations, or CALGreen Mandatory Planning Phase: Complete a preliminary Green Building Checklist GB-i Non-Residential Mandatory sheet and include alterations less than 5,000 sq ft with in Planning Application. (Only Projectssubject to Planning Permit value of $200,000 or more.
- **Compliance Schedule & Instructions:**
  - Permitted Phase: Complete a Green Building Checklist and include in Permit Plans. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-i" sheet.
- **Inspection Phase:** Subject to the activities listed in the Green Building Inspection Checklist.

**Tenant Improvements, Renovations, or CALGreen Mandatory Planning Phase:**
- **Requirement:** Alterations of 5,000 sq ft or more that include and include in Planning Application. (Only Projects subject to Planning Permit value of $200,000 or more.
- **Compliance Schedule & Instructions:**
  - All new construction of a project with landscape area equal to or greater than 500 square feet OR rehabiliated development project with landscape area equal to or greater than 2,500 square feet, projects are subject to the requirements outlined in PAMC 16.12 and the California Plumbing Code. In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.
  - Applicant shall follow instructions on the Utilities Website link https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarkingyourbuilding.asp.
  - Landscape area means all the planting areas, turf areas, and water features in the landscaped design subject to the Maximum Applied Water Allowance calculations. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-developments (e.g., open spaces and existing native vegetation.)

**Permit Phase:**
- Create Energy Star Portfolio Manager Project Profile. Insert an image of Project profile on "Notes" section of the "GB-i" sheet.
- Post-Construction Phase: Submit Energy Star Portfolio Manager Benchmark to the City of Palo Alto after the building has been occupied for 12 months.

### Recycled Water Infrastructure Requirements

**Project Condition:**
- **Requirement:** New construction greater than 100,000 sq ft OR interior dual plumbing for recycled water for projects greater than $100,000.
- **Compliance Schedule & Instructions:**
  - Permitted Phase: Show recycled water dual plumbing on Permit Plans. Include reference notes on GB-i Sheet.
  - Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.

**New Construction with Landscape Area Greater Than 1,000 sq ft:**
- **Requirement:** Exterior recycled water infrastructure for projects with landscape area greater than 1,000 sq ft.
- **Compliance Schedule & Instructions:**
  - Permit Phase: Show recycled water infrastructure on Permit Plans. Include reference notes on GB-i Sheet.
  - Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.

**All New Construction or Renovation Projects with Landscape Area Equal to or Greater Than 500 square feet:**
- **Requirement:** Projects are subject to the requirements outlined in PAMC 16.12 and the California Plumbing Code. In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.
- **Compliance Schedule & Instructions:**
  - Permit Phase: Show recycled water dual plumbing on Permit Plans. Include reference notes on GB-i Sheet.
  - Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.
Green Building for Non-Residential New Construction and Renovation

Instructions:
Select the non-residential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

**Electric Vehicle Supply Equipment (EVSE) Requirements**

*New Non-Residential Construction*
- Provide conduit only, EVSE-ready outlet
- Planning Phase: Declare the EV requirement on the preliminary Green Building Checklist "GB-i" sheet and include in Planning Application.
- Show EVSE calculations within the parking analysis. Label applicable parking spaces "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan. Use the EVSE Calculator for compliance assistance.
- Inspections and, if applicable, in Final Phases: Complete the Green Building Checklist and include references on the "GB-i" sheet and within Permit Application.

*New Hotel Construction*
- Planning Phase: Declare the EV requirement on the preliminary Green Building Checklist "GB-i" sheet and include in Planning Application.
- Show EVSE calculations within the parking analysis. Label applicable parking spaces "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan. Use the EVSE Calculator for compliance assistance.
- Inspections and, if applicable, in Final Phases: Complete the Green Building Checklist and include references on the "GB-i" sheet and within Permit Application.

Projects are subject to the requirements outlined in PAMC 16.14. See Development Services website for additional guidance.

For the EVSE Calculator location, see Green Building Compliance on the Development Services website.

### Definitions:
- **Level 2 EVSE**: "Level 2 EVSE" shall mean an EVSE capable of charging at 30 amperes or higher at 208 or 240VAC. An EVSE capable of simultaneously charging at 30 amperes for each of two vehicles shall count as two Level 2 EVSE.
- **EVSE Installed**: "EVSE Installed" shall mean an installed Level 2 EVSE.
- **EVSE Ready**: "EVSE Ready" shall mean, at minimum: (i) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 ampere grounded AC outlet; and (ii) raceway or wiring with capacity to accommodate a 100 ampere circuit; terminating in (iii) a listed cabinet, box, enclosure, or NEMA receptacle. The raceway shall be installed so minimal removal of material is necessary to complete the final installation.
- **Conduit Only**: "Conduit Only" shall mean, at minimum: (i) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 ampere grounded AC outlet; and (ii) raceway or wiring with capacity to accommodate a 100 ampere circuit; terminating in (iii) a listed cabinet, box, enclosure, or NEMA receptacle. The raceway shall be installed so minimal removal of material is necessary to complete the final installation.
- **EVSE-Ready Outlet**: "EVSE-Ready Outlet" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 ampere grounded AC outlet; (2) a two-pole, two-wire circuit; and (3) a two-pole, two-wire circuit providing for an outlet capable of providing a 208/240V, 50 ampere grounded AC outlet for dedicated EVSE equipment

Effective 01.01.2017