

Comparison Table 2022 Reach Code, 2025 CalGreen Code, and Proposed Updated 2025 Reach Code

Electrical Vehicle (EV) Requirements

The following chart details, in broad strokes, the distinctions between the EV Parking Requirements of the City's current Reach Code (the "2022 Reach Code") and the requirements of the 2025 Green Building Standards Code ("CALGreen"), and identifies which standard is included in the proposed 2025 Reach Code. Below the chart are descriptions of the abbreviations used.

Category	2022 Reach Code	2025 CALGreen	2025 Reach Code
Multi-Family, < 20 Units	Each unit w/ parking: 1 Level 2 EV Ready (40 amp)	Each unit w/ parking: 1 Low Power EV Ready (20 amp) Unassigned spaces: 1 Low Power EV Ready per unit	Continues City's 2022 standard
Multi-Family, ≥ 20 Units	First 20 units: see above 25% of addtl units: 1 Level 2 EV Ready 75% of addtl units: 1 Low Power EV Ready	Each unit with parking: 1 Low Power EV Ready space Unassigned spaces: 1 Low Power EV Ready space per unit	Continues City's 2022 standard
Affordable Housing	10% of units with parking: 1 Level 2 EV Ready space (240V/40 amp) 90% of units with parking: 1 Level 1 EV Ready space (120V/20 amp)	(Same requirements as market rate housing)	Continues City's 2022 standard
Hotels and Motels	10% of spaces LV2 EVCS 50% of spaces LV2 Capable	65% of EV charging spaces = 40% LP L2 receptacles + 25% Level 2 EVSE	Adopts 2025 CALGreen standard
Office and Retail	35% of spaces LV2 EVCS 35% of spaces LV2 capable	15% of spaces EVCS 5% of spaces EV Capable	Continues City's 2022 standard
Other Non-Residential Uses	35% of spaces LV2 EVCS 35% of spaces LV2 capable	10% of spaces EVCS 10% of spaces EV capable	Continues City's 2022 standard

EV Abbreviations and Descriptions (Definitions are referenced in Attachment #3 - Resolution)

LV2 Capable – Level 2 EV Capable

An EV Capable stall requires just the infrastructure (conduit, breaker space, junction box, etc.) for the future installation of an EV charging station.

Level 1 EV Ready – Level 1 Electric Vehicle Ready

Parking space served with 110/120 volt outlet with 20-ampere capacity (compatible with house outlets). No charger installed. Can provide a slower charge, ideal for longer charge times.

Low Power Level 2 EV Ready – Low Power Electric Vehicle Ready

Parking space served with 220/240V outlet with 20 ampere minimum capacity. No charger installed. Faster than Level 1 EV Ready space.

Level 2 EV Charging Ready/Level 2 EV Ready – Level 2 Electric Vehicle Charging Ready

Parking space served with 220/240 volt outlet with 40 ampere minimum capacity. No charger installed. Faster than Level 1 EV Ready and Low Power Level 2 EV Ready spaces.

LP L2 receptacles – Low Power Level 2 Receptacles

An electrical outlet (220/240 volt with 20 ampere minimum capacity) that supplies power to a Low Power Level 2 EV charging system.

Level 2 EVSE – Level 2 Electric Vehicle Service Equipment

Includes charger, connectors, cables, and control systems with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space (220/240V outlet).

LV2 EVCS – Level 2 Electric Vehicle Charging Station

A parking space that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space (220/240 outlet)

Photovoltaic (PV) Requirements

The next table highlights the distinctions between the Photovoltaic (PV) panel requirements of the 2022 Reach Code and the 2025 California Energy Code, and clarifies which standard is included in the proposed 2025 Reach Code.

Category	2022 Reach Code	2025 Energy Code	2025 Reach Code
Single Family & Duplex	No requirement	PV systems required for new construction	Adopts 2025 Energy Code standard
Multifamily, low rise	No requirement	PV systems required for new construction	Adopts 2025 Energy Code standard
Multifamily, hi rise	< 10K sf: 3 kW _{DC} system required ≥ 10K sf: 5 kW _{DC} system required	PV systems required; PV capacity factor 2.21	Retains 2022 Reach Code standard

Hotels and motels	No requirement	PV systems required for new construction	Adopts 2025 Energy Code standard
Non-residential	< 10K sf: 3 kW _{DC} system required ≥ 10K sf: 5 kW _{DC} system required	PV systems required; PV capacity varies based on type of building	Retains 2022 Reach Code standard

Note that for both of the above tables, there are exceptions and nuances to these requirements that the tables do not describe.