

Environmental Commission Reach Code Recommendations (Commission Meeting of 8/8/2022)

- Develop Reach Codes that Modify the 2022 CA Building Code for
 - NEWLY CONSTRUCTED BUILDINGS
 - ELECTRIC VEHICLE INFRASTRUCTURE
- Adopt Reach Codes for 1/1/2023 Effective Date

(Environmental Commission continues to work on CAAP actions related to Electrification of Existing Buildings and may make recommendations in the future)



City of Los Altos

Newly Constructed Buildings

	<u>2022 CA Building Code</u> <u>Mandatory</u>	<u>Bay Area Model Reach Code</u>	<u>Current Los Altos Reach</u> <u>Code</u>	<u>Environmental Commission</u> <u>Recommendations</u>
<u>Effective /</u> <u>Expiration Date</u>	Effective 1/1/2023	Amends Building Code. Effective after Adoption / State Filing. Expires 1/1/2026	Expires 1/1/2023	Amend Building Code. Effective after Adoption / State Filing. Expires 1/1/2026
<u>New Buildings*</u>	(Not previously used/occupied)	(Applies if >50% foundation or framing modified)	(Not previously used/occupied)	(Applies if >50% foundation modified or >50% framing modified)
Air Heating/Cooling	EHP	EHP	EHP	EHP
Water	EHP or G	EHP	EHP	EHP
Clothes Drying	E or G	E	E	E
Cooking / Fireplaces	E or G	E	E or G	E
<u>Exterior (Pool, SPA,</u> <u>Firepit)</u>	N/A	No G	N/A	No G (and no extension of existing exterior G)
*Does not apply to Building Alterations, Renovations, Tenant Improvements				
EHP = Electric Heat Pump, E = Electric, G = Natural Gas (must be wired for replacement)				



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Electric Vehicle Infrastructure

	<u>2022 CA Building Code Mandatory</u>	<u>Bay Area Model Reach Code</u>	<u>Current Los Altos Reach Code</u>	<u>Environmental Commission Recommendations</u>
Effective / Expiration Date	Effective 1/1/2023	Amends Building Code. Effective after Adoption / State Filing. Expires 1/1/2026	Expires 1/1/2023	Amend Building Code. Effective after Adoption / State Filing. Expires 1/1/2026
Single Family Residence	1-L2 EV Ready	1-L2 EV Ready + 1-L1 EV Ready	1-L2 EV Ready + 1-L2 EV Ready	1-L2 EV Ready + 1-L2 EV Ready
Multi Family Residence and Other Buildings	Various Requirements	Various Requirements	Various Requirements	Apply Requirements the Greater of Bay Area Model or Current Los Altos
Off-Street Loading Docks	N/A	Applies	N/A	Apply Requirements of Bay Area Model
Parking Addition, Alteration, Renovation	N/A	Applies	N/A	Apply Requirements of Bay Area Model



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