

City of Los Altos
Single Family Residential Construction Permits
From 1/26/2021 - 5/11/2022

<u>Permit Type</u>	<u>Number</u>
Single Family Residence	39
Detached ADU	58
Additions > 750 SF	39
Additions < 750 SF	109
Residential Alterations	419
Water Heaters	109
Furnace/AC	321
Total	1094

Percent of Permits

3.6%

5.3%

3.6%

10.0%

38.3%

10.0%

29.3%

100.0%

Los Altos Environmental Commission
Reach Codes Subcommittee
Building Code Energy Title 11 Reach Codes
Revised 08-10-2022

Requirement / Building Type

Residential and Non-Residential

New Construction

New Construction

Alterations/Tenant Improvements

2022 CA ENERGY CODE Mandatory

Heat Pump Space Heating, Wire all gas appliances

Additional Vent gas stoves, E storage readiness

Selected Exclusions

Residential - Cooking, fireplaces

Residential - No All-Elec Compliance Path

Non-Residential Commercial Food Equip

Non-Residential - No All-Elec Compliance Path

Non-Residential Hotels / Motels

Los Altos Ordinance No. 2020-470

Proposed 2022 Model All Electric Part 11 Reach Code

All electric; exclusions for cooking, comfort, exterior

All electric, can select exclusions

None

If >50% foundation or framing modified

Not considered new construction

Yes - Wiring and elec capacity

No

Yes - Wiring and elec capacity

Yes - Wiring, elec capacity and physical space

Yes - Cooking only

Yes - Equipment to include ventilation treatment

Yes - Wiring and elec capacity

Yes - Wiring, elec capacity and physical space

N/A

Yes - Clothes drying for more than 80 rooms

Los Altos Environmental Commission
 Reach Codes Subcommittee
 Electric Vehicle Infrastructure Requirements
 Revised 08-10-2022

Requirement / Building Type	2022 CAL GREEN Mandatory
Residential Parking New Construction	
Residential Parking Additions/Changes	
Residential R-3	1-L2 EV Ready
Shared Parking New Construction	
Shared Parking Additions/Changes	
Residential R-2 Multi Family **	
Affordable Housing	5% L2 EV Ready with EVCS 25% Low Power L2 EV Ready 10% L2 EV Capable
All other	5% L2 EV Ready with EVCS 25% Low Power L2 EV Ready 10% L2 EV Capable
Non-Residential Offices	5% L2 EV Ready with EVCS 15% L2 EV Capable -----
Hotel and Motel	5% L2 EV Ready with EVCS 15% L2 EV Capable -----
Other Non-Residential	5% L2 EV Ready with EVCS 15% L2 EV Capable
Direct Current Fast Charge	
Upgrade Multi-Fam and Non-Residential	
Off-Street Loading	

* Exception if increase construction cost by average of more than \$4,500 p

** SVCE is committed to paying for the Reach Code delta for EV charging a

Los Altos Ordinance No. 2020-471

Attached / detached garages

None

1-L2 EV Ready + 1-L2 EV Ready

Office or other

None

10% L2 EV Ready

90% L1 EV Ready

>20 units: 25% (but not < 21) L2 EV Ready, ALMS permitted

>20 units: 75% (but not > total - 21) L1 EV Ready, ALMS permitted

<21 units: 100% L2 EV Ready, ALMS permitted

>10 spaces: 50% L2 EV Ready with EVCS

>10 spaces: 30% L2 EV Capable

>10 spaces: 20% L1 EV Ready

Considered Other

>10 spaces: 6% L2 EV Ready with EVCS

>10 spaces: 5% L1 EV Ready

1 substitutes for 6 L2 EV Ready with EVCS

None

None

per parking space (\$400 per parking space for affordable housing)

at affordable housing

Proposed Model Part 11 Reach Code

Off-Street Parking

Yes (Elec pannel spaces and capacity for rqmts)

1-L2 EV Ready + 1-L1 EV Ready, *

By building type

Yes (10% added/altered L2 EV Ready with EVCS), *

40% L2 EV Ready with EVCS, ALMS permitted, *

60% L1 EV Ready, *

15% L2 EV Ready with EVCS, ALMS permitted, *

85% Low Power L2 EV Ready, *

20% L2 EV Ready with EVCS, ALMS permitted, *

30% L2 EV Capable, *

5% L2 EV Ready with EVCS, ALMS permitted, *

25% Low Power L2 EV Ready, *

10% L2 EV Capable, *

10% L2 EV Ready with EVCS, ALMS permitted, *

10% L2 EV Capable, *

1 substitutes for 5 L2 EV Ready with EVCS

L1 EV Capable per constr permit to L1 EV Ready

Requirements by Building size, *