



# BUILDING DEPARTMENT

Town of Los Altos Hills

<http://www.losaltoshills.ca.gov/>

## **REACH CODES (LOW-RISE RESIDENTIAL BUILDINGS)**

While the State of California updates the building code every three (3) years, and all jurisdictions must adopt this code at a minimum, cities and counties may also choose to adopt local building codes that “reach” above and beyond the State minimum. A local jurisdiction can choose to adopt a reach code in order to achieve additional health, safety, and environmental benefits such as increased energy and emissions savings.

Reach Codes are amendments to the Energy and/or Green Building Standards Codes to reduce greenhouse gas emissions (GHGs). Reach Codes establish higher standards for new construction to provide environmental and health benefits to the community.

## **REACH CODE REQUIREMENTS**

- **All newly constructed buildings, newly constructed detached accessory dwelling units, and other newly constructed detached habitable structures shall be all-electric buildings.**
- **All new one and two-family and townhouses be Electrical Vehicle (EV) Ready.**

## **WHAT IS EV READY?**



EV Ready

**Install electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt charging outlet (like for a clothes dryer).**

**Single-family residential projects must provide one "EV Ready" parking space per each dwelling unit.**

## EXCEPTIONS

1. Indoor cooking (see note)
2. Outdoor cooking, fireplaces, and pool/spa heaters

Note: Where indoor cooking combustion equipment is allowed per exception #1, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an electrical cooking appliance in the following ways, as certified by a registered design professional or licensed electrical contractor:

- Branch circuit wiring, electrically isolated and designed to serve all electrical cooking appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and
- Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Cooking Appliance”; and
- Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (i.e. “Reserved for Future Electric Cooking Appliance”), and positioned on the opposite end of the panel supply conductor connection; and
- Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical cooking appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and
- Physical space for future electrical cooking appliances, including equipment footprint shall be depicted on the construction drawings. The footprint necessary for future electrical cooking appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.