

Proposed Electric Vehicle Infrastructure Reach Codes for New Construction (see definitions on page 2)

	City of San Mateo Current Reach Code (1/1/2020 – 12/31/2023)	California Green Building Code (1/1/2023 – 12/1/2025)	Staff Reach Code Recommendation (1/1/2023 – 12/1/2025)
Single Family and Two-Family Townhomes	One Level 2 EV Ready space per dwelling unit	One Level 2 EV Capable space per dwelling unit	One Level 2 EV Ready space per dwelling unit; one Level 1 EV Ready space if second space provided
Multifamily	15% Level 2 EV Capable	5% Level 2 EVCS 25% Level 2 EV Ready (low-power) 10% Level 2 EV Capable <i>Total: 40% of spaces</i>	40% Level 2 EVCS 60% Level 1 EV Ready <i>Total: 100% of spaces</i> <u>Affordable Housing</u> 15% Level 2 EVCS 25% Level 2 Ready (low-power) 60% Level 1 EV Ready <i>Total: 100% of spaces</i>
Commercial	5% Level 2 EVCS 10% Level 2 EV Capable <i>Total: 15% of spaces</i>	5% Level 2 EVCS 15% Level 2 EV Capable <i>Total: 20% of spaces</i>	<u>Office Use</u> 20% Level 2 EVCS 30% Level 2 EV Capable <i>Total: 50% of spaces</i> <u>All Other Uses</u> 10% Level 2 EVCS 10% Level 2 EV Capable <i>Total: 20% of spaces</i>

Definitions from State Code Calgreen:

- **AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS).** A system designed to manage load across one or more electric vehicle supply equipment (EVSE) to share electrical capacity and/or automatically manage power at each connection point.
- **ELECTRIC VEHICLE (EV) CAPABLE SPACE.** A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.
- **ELECTRIC VEHICLE (EV) READY SPACE. [HCD]** A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.
- **LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). [HCD]** The 208/240 Volt 40-ampere branch circuit, and the electric vehicle charging connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.
- **LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE. [HCD]** A 208/240 Volt 20- ampere minimum branch circuit and a receptacle for use by an EV driver to charge their electric vehicle or hybrid electric vehicle.

Definition from Peninsula Clean Energy:

- “Level 1 EV Ready” shall mean a parking space that is served by a complete electric circuit with the following requirements:
 - A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.
 - A receptacle labeled “Electric Vehicle Outlet” or *electric vehicle supply equipment* located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
 - Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.