



LOCAL BUILDING ENERGY STANDARDS

FOR NON-RESIDENTIAL NEW CONSTRUCTION

NON-RESIDENTIAL BUILDINGS, LABORATORY BUILDINGS, and PUBLIC BUILDINGS

These building standards have been established for new non-residential construction in the City of Los Altos. These local Reach Code amendments are to be effective January 26, 2021; pending approval at the State level. This checklist provides applicants the requirements that apply to their project and must be submitted with the Planning application. **Approved Reach Code Checklist must be incorporated into all Building submittal plan sets.**

PROJECT PROCESS

1 PROJECT DESIGN

It is important for project owners, architects, engineers, and designers to understand the applicable state and local building requirements prior to project design. Early consideration of these standards allows for design of buildings and systems that are compliant, energy efficient, and cost effective, and minimizes back and forth when applying for the project permit.

2 PLANNING APPLICATION

Your project is subject to planning review, be prepared to identify in your planning application what compliance methods you have selected and how you plan to meet the requirements. If you anticipate difficulties meeting the requirements outlined in the Local Building Energy Standards Checklist, these concerns and any requests for exemptions should be identified in your planning application.

3 INITIAL SUBMITTAL

Include completed Local Building Energy Standards Checklist (*page 2 of this document*).

4 FINAL INSPECTION

The Building Division will conduct required inspections to verify compliance of Local Building Energy Standards.

DEFINITION OF "NEW CONSTRUCTION"

A building that has never been used or occupied for any purpose and supported by 1) a new structural foundation, 2) an existing, structural foundation where a building has been demolished and removed to floor or below, or 3) a combination of 1) and 2).

DEFINITION OF "ALMS" (Automatic Load Management Systems)

A control system which allows multiple EV chargers or EV-Ready electric vehicle outlets to share a circuit or panel and automatically reduce power at each charger, providing the opportunity to reduce electrical infrastructure costs and/or provide demand response capability. ALMS systems must be designed to deliver at least 1.4kW to each EV Capable, EV Ready or EVCS space served by the ALMS. The connected amperage on-site shall not be lower than the required connected amperage per Part 11, 2019 California Green Building Code for the relevant building types.

For more information, please visit <https://www.losaltosca.gov/communitydevelopment/page/planning-services>



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PROJECT ADDRESS: _____

APPLICANT NAME: _____ DATE: _____

OCCUPANCY TYPE:

OFFICE RETAIL RESTAURANT OTHER (SPECIFY)

1. ENERGY EFFICIENCY AND ELECTRIFICATION

Note: all projects must comply with mandatory elements of the 2019 Building Energy Efficiency Standards as well as the local and state code requirements.

For-Profit Restaurant (open to the public)

Install gas-fueled cooking appliances (applicant must comply with the prewiring provisions, Subsection 12.22.020 B.3)

No natural gas appliance installed

No gas meter infrastructure

N/A

Non-Residential Buildings, Scientific Laboratory Buildings and Public Buildings

*Exception: Install a non-electric appliance or piece of equipment. Specify reason for exception _____

(*Applicant must apply to the City of Los Altos Building Division for exception)

No natural gas appliance installed

No gas meter infrastructure

N/A

*Exceptions: The Building Division of the Los Altos Community Development Department shall grant an exception if they find the following conditions are met:

1. The applicant shows that there is a public or business-related need that cannot be reasonably met with an electric appliance or piece of equipment.
2. The applicant complies with the pre-wiring provisions to the non-electric appliance or piece of equipment noted at Subsection 12.22.020 B. 3.

2. ELECTRIC VEHICLE (EV) CHARGING AND READINESS

Complies with California Green Building Standards Code; **AND**

Complies with local EV charging requirements as specified below.
(All % requirements are to be rounded up to the nearest whole number. All percentages should reflect percentage of total parking spaces on site.)

_____ Total number of parking spaces *

Office and Institutional buildings

10 or more parking spaces are constructed:

50% of the available parking spaces on site shall be equipped with Level 2 EVCS.

Total _____

An additional 20% shall be provided with at least Level 1 EV Ready Spaces.

Total _____

An additional 30% shall be at least Level 2 EV Capable

Total _____

N/A

Other nonresidential buildings (buildings not designated primarily for office use, such as retail use)

10 or more parking spaces are constructed:

6% of the available parking spaces on site shall be equipped with Level 2 EVCS.

Total _____

An additional 5% shall be at least Level 1 EV Ready.

Total _____

N/A

Exception: Installation of each Direct Current Fast Charger with the capacity to provide at least 80 kW output may substitute for six Level 2 EVCS and five EV Ready spaces after a minimum of six Level 2 EVCS and five Level 1 EV Ready spaces are installed.

Note:

1. ALMS (Automated Load Management System) may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS.
2. Calculations for the required minimum number of spaces equipped with Level 2 EVCS, Level 1 EV Ready spaces and EV Capable spaces shall all be rounded up to the nearest whole number.
3. Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of EVCS at all required Level 1 EV Ready and EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including Level 1 EV Ready and EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

* Definitions

- EV Level 1: a minimum 110V, 20A circuit
- EV Level 2: a minimum 208V, 40A circuit
- EV Capable: a parking space equipped with raceway and electrical panel capacity to support a future EV charging station
- EV Ready: a parking space equipped with raceway, wiring, receptacle, and electrical capacity to support a future EV charging station
- EV Charging Station: a parking space with an EV charger installed

Applicant Signature at Submittal

Date