

March 2024

California Department of Housing and Community Development (HCD)

ZEV Role: HCD is mandated by the Health and Safety Code (HSC) to research, develop, and propose adoption of mandatory building standards for residential occupancies. As related to HCD's electric vehicle (EV) charging role, [HSC section 18941.10](#) (added Stats. 2013 Ch. 410 § 1 (AB 1092), effective January 1, 2014) required HCD to propose mandatory building standards for the installation of future EV charging infrastructure for parking spaces in multifamily dwellings and to amend the standards as necessary. [HSC section 18941.11](#) (added by Stats. 2022, Ch. 687, § 2. (AB 1738) effective January 1, 2023) required HCD to research, develop, and propose for adoption mandatory building standards for the installation of EV charging stations with low power Level 2 or higher EV chargers during specified alterations or additions to existing parking facilities serving multifamily dwellings, hotels, and motels. Pursuant to [HSC section 17928](#), HCD is mandated to consider proposing as mandatory building standards those green building features determined by the department to be cost effective and feasible to promote greener construction. The state, in general, is also directed by the Governor's [Executive Order N-79-20](#) to prioritize clean transportation solutions that are accessible to Californians and to use our existing authority to accelerate deployment of affordable fueling and charging options for ZEVs.

Equity Focus: The building standards code adoption process provides opportunities for interested parties and the public to be informed and provide input on proposed building standards. HCD strives to improve awareness of stakeholder goals and priorities. HCD involves all interested parties, including specific communities impacted by a proposed building standard and maintains clear and transparent communication as building standards are proposed.

Highlights & Lessons Learned (2023)

- HCD submitted the [2023 Report to Legislature, Status of the California Green Building Standards Code \(Report\)](#) to the Legislature in 2023. The California Green Building Standards Code (CALGreen) Report provides information, updates, and building standards amendments to CALGreen made during the 2022 Intervening Code Adoption Cycle as well as other building standards activities.
 - **Lessons learned:** As a result of amendments to [HSC section 17928](#), HCD is now required to submit the CALGreen Report every three years as opposed to September 1 of each year. HCD will continue to harmonize

reporting requirements with the most recent Triennial and Intervening Building Standards Code Adoption Cycles, as appropriate.

- HCD's 2022 Intervening Code Adoption Cycle building standards proposals received approval from the California Building Standards Commission (CBSC) on August 2, 2023.
 - **Lessons learned:** HCD will continue to solicit input from stakeholders and coordinate with other state agencies to evaluate and develop EV charging building standards that maximize opportunities for charging in multifamily buildings.
- HCD hosted an EV charging focus group meeting on September 11, 2023, that was comprised of interested parties and state agencies, and participated in two CALGreen Electric Vehicle Workgroup meetings on October 19 and November 28, 2023. These meetings allowed for stakeholder input and feedback on future EV regulations in CALGreen.
 - **Lessons learned:** Consistent with the Administrative Procedure Act, HCD will continue to provide the public with meaningful opportunities to participate in the building standards process to ensure proposals are clear and necessary.

Targeted Key Results & Actions (2024):

- **Document Publication and Agency Action Plans**
 - HCD will provide updates and changes to CALGreen made during the 2024 Triennial Code Adoption Cycle as well as other building standards activities.
 - HCD will continue to participate in activities related to publication of the 2025 CALGreen.
 - HCD will continue to aid local enforcing agencies, designers, builders, and other CALGreen users on interpretation of the new EV charging requirements in the 2022 CALGreen supplement effective July 1, 2024.
 - By April 2024, HCD will have received the CBSC's Code Advisory Committee recommendations on proposed changes to the 2025 CALGreen and will be revising and preparing the building standards to undergo a 45-day public comment period administered by the CBSC. The proposed building standards may be further revised after the public comment period and then be presented at the CBSC meeting tentatively scheduled for December 2024 or January 2025 for final approval and adoption. Adopted building standards, including CALGreen's EV charging provisions, will result in the 2025 CALGreen with an effective date of January 1, 2026.

- **Stakeholder Engagement (2024)**

- HCD will continue to maintain and develop new methods of stakeholder engagement for building standards related to EV charging. These engagements will focus on reaching priority community representatives through focus groups, interagency workgroups, CBSC Code Advisory Committee meetings, and public review periods.
- By March 31, 2024, HCD will develop tentative timelines and start preliminary work for the 2025 Intervening Code Adoption Cycle. Building standards approved by CBSC will be published in the 2025 CALGreen and become effective January 1, 2026.
- During 2024, HCD will continue to evaluate the state's EV goals and coordinate with other agencies on changes in EV-related technology for the purposes of proposing updates during the 2025 Intervening Code Adoption Cycle. This will also include continued HCD participation in interagency workgroups focusing on EV charging options for alterations and addition of parking facilities for existing residential buildings.
- Throughout the 2024 and 2025 calendar years, HCD will provide pre-cycle opportunities for stakeholder comments through email, website, digital meetings, and in-person communications. HCD will continue to emphasize the importance of early submittal of recommended changes, rationale, and appropriate fiscal analyses for determining viability of the recommended proposed changes.
- HCD will monitor other state agency meetings and rulemakings throughout 2024 to ensure consistency between HCD and other state agency statutory and building standards.

Key Collaborators:

California Air Resources Board (CARB), California Building Standards Commission (CBSC), California Energy Commission (CEC), California Public Utilities Commission (CPUC), Office of the State Fire Marshal (OFSM), and the Division of the State Architect (DSA). The Governor's Office of Business and Economic Development (GO-Biz), ZEV manufacturers, advocates, ZEV users, building industry representatives, and local enforcement agencies.

ZEV Market Development Objectives:

- **2022 CALGreen (Supplement)**—The 2022 CALGreen, effective July 1, 2024, includes new requirements for EV charging in multifamily developments, hotels, and motels. Some of these requirements include installation of electrical receptacles and EV chargers in a specified number of parking spaces for charging EVs. The 2022 CALGreen also requires installation of EV charging infrastructure when existing parking facilities are altered under specified

conditions or when new parking facilities are added to existing multifamily buildings or parking facilities. In 2023, HCD proposed additional requirements for EV charging in multifamily buildings and for hotels and motels, continued to engage with stakeholders, including other state agencies, and identified any needed modifications to CALGreen.

- **2025 CALGreen**—During the 2024 Triennial Code Cycle, HCD is proposing for adoption building standards for the 2025 California Green Building Standards Code (CALGreen), title 24, part 11. The proposed amendments and modifications are based upon HCD's mission and state climate goals, comments from the public, legislation, and editorial changes for accuracy, consistency, and ease of use by the code user. HCD has proposed for adoption mandatory and voluntary EV charging requirements for residential occupancies. HCD, in accordance with [Assembly Bill 1738 \(Chapter 687, Statutes of 2022\)](#), has proposed for adoption building standards that harmonize with requirements related to the installation of EV charging stations with low power Level 2 or higher EV chargers in parking facilities serving existing multifamily buildings, hotels, or motels in certain scenarios.