



Electric Vehicle (EV) Charging Station

Requirements for New Building Construction

Effective Jan 1, 2020, the City of Walnut Creek Municipal Code goes above and beyond the California Green Building Standards Code in requirements for minimum numbers of EV chargers in parking provided at new construction of multifamily, hotels, motels, and non-residential buildings. Please see the new requirements below:

New Multifamily

Single-family, duplex, and townhouses* not more than three stories above grade plane are not considered "multifamily" and are exempt.

At least 5% of parking spaces shall be EV charging spaces with electrical supply capable of supporting future installation of Level 2 EV chargers.

An additional 5% of parking spaces shall be installed Level 2 EV chargers (minimum of 1 installed charger).

Exception:

For new construction where at least 60% of units are affordable housing, 10% of parking spaces shall be EV charging spaces at least capable of supporting future installation of Level 2 EV chargers (or any combination of future-capable and actual installed chargers).



***TOWNHOUSE:** Single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open spaces on at least two sides.

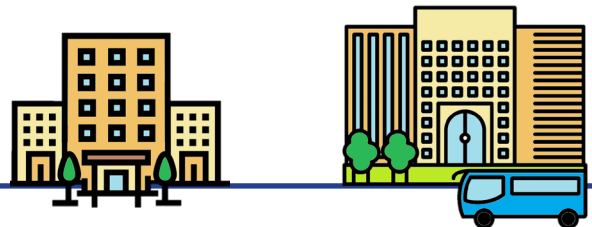
New Hotels & Motels

The number of Level 2 EV chargers, each equipped with fully operational Electric Vehicle Supply Equipment (EVSE), shall be installed according to the table below.

EV Charger Requirements for New Construction of Hotels and Motels

Parking Spaces	Required # of Level 2 EV Chargers
1 - 10	1
11 - 25	2
26 - 50	3
51 - 75	5
76 - 100	6
101 - 200	10
201 and over	6% of total *

*** Calculations for required EV chargers shall be rounded up to the nearest whole number.**



New Non-Residential

EV Charger Requirements for New Construction of Non-Residential Buildings

Parking Spaces	Required # of Level 2 EV Chargers
1 - 10	1
11 - 25	2
26 - 50	3
51 - 75	5
76 - 100	6
101 - 200	10
201 and over	6% of total *

* Calculations for required EV chargers shall be rounded up to the nearest whole number.

Structures not used for sleeping purposes. Institutional facilities like hospitals, jails, garages, and others are considered non-residential.

The number of Level 2 EV chargers, each equipped with fully operational Electric Vehicle Supply Equipment (EVSE), shall be installed according to the table to the left.

Exception:

On a case-by-case basis where the Building Official has determined EV charging is not feasible if there is insufficient electrical supply, and/or implementation may adversely impact the construction cost.



Resources

City of Walnut Creek Municipal Code:

Title 9 (Building Regulations), Chapter 21 (Green Building Code), Sections 4.106.4.2, 4.106.4.3, 4.106.4.3.1, and 5.106.5.3

<https://www.codepublishing.com/CA/WalnutCreek/#!/WalnutCreek09/WalnutCreek0921.html#9-21.02>

City of Walnut Creek Sustainability Resources and Programs:

www.walnut-creek.org/eco

Incentives for EV Charging Stations:

<https://www.walnut-creek.org/departments/e-c-o/incentives/ev-charging-stations>

Financing:

<https://www.walnut-creek.org/departments/e-c-o/incentives/financing>

Eligibility Checklist for Expedited EV Chargers (Policy Bulletin No. PB-73):

<https://www.walnut-creek.org/home/showdocument?id=16926>

Building Permits & Plan Checks:

(925) 943-5834

CDD-BldgPR@walnut-creek.org

<https://www.walnut-creek.org/departments/community-and-economic-development/building-division/multifamily-residential-commercial>