

2023 Reach Code Requirements

Building Electrification		EV Infrastructure
Single Family Homes and Townhouses with Private Garages	<p>All electric.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • No prescriptive compliance path • Physical constraints 	<p>One Level 2 (dryer plug/220volt) + One Level 1 (110volt)</p> <p>Single space garages to have one Level 2 charging.</p> <p>Exception for ADUs.</p> <p>Exception allowed if utility infrastructure installation cost exceeds \$400/dwelling for tax credit-financed affordable housing</p>
Multifamily	<p>All electric.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • No prescriptive compliance path • Central water heating in entirely affordable building • Domestic water heating projects granted entitlements • Physical constraints 	<ul style="list-style-type: none"> • 40% of units with parking spaces, Level 2 EV Charging Stations (EVCS); • 60% of units with parking spaces, Level 1 EV Ready. <p>Exceptions:</p> <ul style="list-style-type: none"> • Planning entitlements if installation cost exceed \$4,500/space for market rate or \$400 /space for affordable
Nonresidential	<p>All electric.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • No prescriptive compliance path • Restaurants, cafeterias • Emergency operation centers • Physical constraints 	<p>Offices:</p> <ul style="list-style-type: none"> • 20% Level 2 EVCS • 30% Level 2 EV Capable <p>Other non-res:</p> <ul style="list-style-type: none"> • 10% Level 2 EVCS • 10% Level 2 EV Capable <p>Exceptions:</p> <ul style="list-style-type: none"> • If installation cost exceeds \$4,500 /space • Automated mechanical car parking systems