



LOCAL BUILDING ENERGY STANDARDS

SUMMARY OF CITY OF SAN CARLOS NEW CONSTRUCTION REQUIREMENTS

The City of San Carlos has adopted the following local building energy standards. These standards apply to all newly constructed buildings in San Carlos.

These building standards have been established to ensure that new construction in San Carlos is healthier for occupants, has limited impact on the environment, reduces demand for energy, and results in cost savings from building operation over the life of the building.

This summary is intended to highlight the requirements, but each building type has an accompanying checklist detailing the standards. Please include the appropriate checklist with your submittal package.

Occupancy Type	Requirements	Exceptions
Single Family, Duplexes, and Accessory Dwelling Units	Must be All-Electric and meet or exceed 2022 Building Energy Efficiency Standards¹	May install gas for cooking appliances and fireplaces
	EV Chargers² <ul style="list-style-type: none"> • 1 EV Ready Level 2 space per unit • 1 space with an EV Level 1 circuit installed per unit 	Not applicable if there is no on-site parking
Multi-Unit Residential ³	Must be All-Electric and meet or exceed 2022 Building Energy Efficiency Standards¹	
	EV Chargers² <ul style="list-style-type: none"> • 60% of units with parking have a Level 1 EV Ready Space • 40% of units with parking have a Level 2 EV Charging Station installed Automatic load management systems are allowed ²	Affordable housing has reduced requirements. Mechanical car parking systems must be prewired for future EV charging
Nonresidential Projects	Must be All-Electric and meet or exceed 2022 Building Energy Efficiency Standards¹	<ul style="list-style-type: none"> • Scientific labs may use gas for space heating with third party verification that all-electric design is not cost-effective and technically feasible • Restaurants and commercial employee kitchens may use gas for cooking appliances⁴
	Office Buildings EV Chargers² <ul style="list-style-type: none"> • 30% of spaces are EV Capable • 10% of spaces are Level 1 EV Ready • 10% of spaces with Level 2 EV Charging Stations installed 	Mechanical car parking systems

	<p>Hotel and Motel EV Chargers²</p> <ul style="list-style-type: none"> • 10% of spaces are Level 2 EV Capable • 25% of spaces are Low Power Level 2 EV Ready • 5% of spaces have Level 2 EV Charging Stations installed <p>Other Nonresidential Buildings EV Chargers²</p> <ul style="list-style-type: none"> • 5% of spaces are Level 1 EV Ready • 6% of spaces have Level 2 EV Charging Stations installed <p>Automatic load management systems are allowed²</p>	
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Notes

1. An All-Electric Project has no gas appliances or gas plumbing into the building.
2. EV Charger 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
 - Low Power Level 2 EV Ready: A parking space that is served by a complete circuit with a minimum of 4.1 kVA (208/240 Volt, 20-ampere) capacity wiring.
 - EV Charging Station: a parking space with an EV charger installed
 - Automatic Load Management System: A control system that allows multiple EV chargers or EV-Ready electric vehicle outlets to share an electrical circuit and automatically reduce power at each charger.
3. Multi-Unit Residential buildings are defined in the San Carlos Municipal Code 18.40.020 as a residential building with 3 or more units per parcel.
4. Commercial employee kitchen is defined to include a kitchen intended to prepare food for multiple employees and does not include typical breakrooms or other self-service kitchens.

If you have questions about these standards, please contact

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