



Electric Vehicle Readiness and Infrastructure Requirements

Green Building Fact Sheet No. 2

Ordinance No. 3776

[Title 19.04, Subchapter 2 of the Marin County Building Code](#)

Starting January 1, 2023, requires **most residential and commercial** (nonresidential) buildings comply with State CALGreen Tier 1 EV Site Planning standards except minimum standards for **commercial grocery, retail, warehouses, offices, and manufacturing** planning off-street medium-heavy duty vehicle parking. Targeted modifications to CALGreen were also made to advance EV infrastructure readiness standards across all new and existing building types. Starting July 1, 2024, the State also made significant changes to minimum EV Site Planning standards. Changes to those standards are reflected below. See <https://calgreeninfo.com/> to understand those changes in detail.



One- and Two-Family Residential with Private Garages

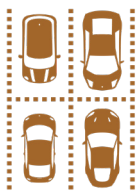
For New Construction and Additions or Alterations when upgrading the service panel, comply with CALGreen Measure A4.106.8.1, Tier 1 (40 amp/240 v).



Multifamily Residential New Construction

For New Construction, 100% of multifamily residential units with parking spaces must provide an ability to charge. Of the total parking spaces, install the following:

1. 85% Low Power Level 2 EV Ready receptacles installed (20 amp/240 v), where each dwelling unit has at least one receptacle assigned to a parking space.
2. 15% Level 2 EV Charging Stations installed (40 amp, 240v), where at least 50% are J1772 connectors.



Multifamily Modifications to Parking Lots

For existing multifamily parking lot that digs up paving material or removes curbs, install one of the following to exposed parking spaces:

1. 50% conduit or raceway, OR
2. 20% conduit AND 5% EV Charging Stations w/Level 2 EV Ready (40amp)

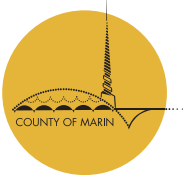
If upgrading the electrical service panel as part of the parking facility scope of work, add designated electrical capacity for 20% of onsite parking spaces to be Level 2 EV Ready (40amp).

Did you know?

MCE Community Choice Energy offers technical assistance and EV charging station rebates to help multifamily properties and workplaces save significantly on EV hardware and installation costs. To learn more and apply visit <https://www.mceCleanEnergy.org/ev-charging>.

For details and resources on code compliance and to begin your application, please visit MarinGreenBuilding.org or scan the QR Code below.





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Hotels and Motels New Construction

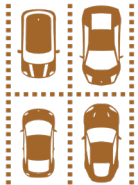
For New Construction, align with CALGreen Measure A4.106.8.2.1, Tier 1. Of the total parking spaces, install the following:

1. 50% Low Power Level 2 EV Ready receptacles installed (20 amp/240 v), where each dwelling unit has at least one receptacle assigned to a parking space.
2. 10% Level 2 EV Charging Stations installed (40 amp/240 v), where at least 50% are J1772 connectors.



Commercial New Construction

For New Construction, align with CALGreen Measure A4.106.5.3.1, Tier 1, where at least one Level 2 EV Charging Station is installed.



Commercial Modifications to Parking Lots

For Additions or Alterations of existing buildings or parking facility, align with CALGreen Measure 5.106.5.4. Install EV capable and EV charging stations according to CALGreen table 5.106.5.3.1 or table 5.106.5.3.6 based on any one of the following triggers:

1. Parking facility scope of construction work includes an increase of power supply to an electric panel.
2. As per Marin County code, when a parking lot facility scope of construction work digs up paving material or removes curbs.
3. A new PV system is installed covering existing parking spaces.
4. When an addition to an existing building exceeds 1,000 square feet and/or the permit valuation exceeds \$200,000 AND the scope of work increases power supply to an electrical panel.

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