



City of Agoura Hills Energy Reach Codes (AH Green) Summary of Requirements for New Construction

On January 25, 2023, the City of Agoura Hills adopted the following building electrification and electric vehicle (EV) charging station modifications to the 2022 California Green Building Standards Code (CALGreen). These standards apply to all newly constructed buildings as of February 26, 2023 per Ordinance No. 23-466. This does not include additions, remodels, or alterations of existing buildings.

Questions can be emailed to Building Official Lukas Quach at LQuach@agourahillscity.org or you can reach Building and Safety at (818) 597-7334.

All-Electric Buildings

Newly constructed buildings are designed and constructed as All-Electric Buildings¹.

Occupancy Type	Exceptions
Residential	<ul style="list-style-type: none"> • Attached Accessory Dwelling Unit (ADU) or Junior ADU (JADU) to existing buildings with fuel gas infrastructure² • Swimming pools and spas • Rebuilding existing units after a natural disaster (wildfires, floods, earthquakes, etc.)
Nonresidential	<ul style="list-style-type: none"> • If applicant demonstrates it is physically or technically infeasible to build without Fuel Gas Infrastructure² the local enforcing agency may grant a modification. • Provision of Fuel Gas Infrastructure², when no all-electric alternative is commercially available or viable, for back-up power for Critical Facilities that protect public health or safety in the event of an electric grid outage. • Inactive Fuel Gas Infrastructure² may be extended to spaces that are anticipated to qualify for exceptions. • Minimally necessary and specifically tailored Fuel Gas Infrastructure² is allowed in a newly constructed building on a revocable basis until the excepted uses below no longer exist in the building: <ul style="list-style-type: none"> ○ Commercial Food Heat-Processing Equipment ○ Laboratory ○ Public amenity swimming pool ○ Spas <p><i>Exempted Buildings are still required to have sufficient reserved circuit breakers and electrical conduit to facilitate future full building electrification as certified by affidavit of either a Registered Design Professional or a Licensed Electrical Contractor.</i></p>

¹**All-Electric Buildings** are buildings that contain no combustion equipment or plumbing for combustion equipment serving space heating (including fireplaces), water heating, cooking appliances (including barbecues), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service. An All-Electric Building may include solar thermal collectors.

²**Fuel Gas Infrastructure** is fuel gas piping in or in connection with a building, structure, or within the property lines of premises, extending from the point of delivery at the gas meter or gas tank as specified in the California Mechanical Code and Plumbing Code.

Electric Vehicle Service Equipment (EVSE)

Occupancy Type	Requirements	Exceptions																											
One-and Two-Family Residential Units	<ul style="list-style-type: none"> ✓ Dedicated 208/240-volt branch circuit installed in listed raceway. ✓ One (1) <u>EV Ready</u> space required 																												
Multi-Family, Hotels/Motels with < 20 Dwelling Units	<ul style="list-style-type: none"> ✓ 10% <u>EV Capable</u> (Level 2 EVSE) ✓ 35% <u>EV Ready</u> (Level 2 EVSE) <p>For multifamily, only one receptacle is required per dwelling unit when more than one parking space is provided by a single dwelling unit.</p>	<ul style="list-style-type: none"> • When EV Chargers are installed in a number equal to or greater than required number of EV-capable spaces • If EV Chargers are installed in a number less than the required number of EV Capable spaces, the number of EV Capable spaces required may be reduced by a number equal to the number of EV chargers installed • Areas served by parking lifts or spaces only accessible by automated mechanical car parking systems 																											
Multi-Family, Hotels/Motels with 20+ Dwelling Units	<ul style="list-style-type: none"> ✓ 10% <u>EV Capable</u> (Level 2 EVSE) ✓ 35% <u>EV Ready</u> (Level 2 EVSE). Only one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. ✓ 10% <u>EV Chargers</u> (EVSE) 	<ul style="list-style-type: none"> • When EV Chargers are installed in a number greater than 10% of parking spaces required, the number of EV Capable spaces required may be reduced by a number equal to the number of EV chargers installed over the 10% percent required • Areas served by parking lifts or spaces only accessible by automated mechanical car parking systems 																											
Nonresidential	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Total Number of Actual Parking Spaces</th> <th style="width: 33%;">Number of Required EV Capable Spaces</th> <th style="width: 33%;">Number of Electric Vehicle Charging Stations (EVCS)²</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0—9</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">10—25</td> <td style="text-align: center;">5</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">26—50</td> <td style="text-align: center;">11</td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">51—75</td> <td style="text-align: center;">19</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: center;">76—100</td> <td style="text-align: center;">26</td> <td style="text-align: center;">9</td> </tr> <tr> <td style="text-align: center;">101—150</td> <td style="text-align: center;">38</td> <td style="text-align: center;">13</td> </tr> <tr> <td style="text-align: center;">151—200</td> <td style="text-align: center;">53</td> <td style="text-align: center;">18</td> </tr> <tr> <td style="text-align: center;">201 AND OVER</td> <td style="text-align: center;">30 percent of total parking spaces¹</td> <td style="text-align: center;">33 percent of EV Capable spaces¹</td> </tr> </tbody> </table>		Total Number of Actual Parking Spaces	Number of Required EV Capable Spaces	Number of Electric Vehicle Charging Stations (EVCS) ²	0—9	2	0	10—25	5	2	26—50	11	4	51—75	19	5	76—100	26	9	101—150	38	13	151—200	53	18	201 AND OVER	30 percent of total parking spaces ¹	33 percent of EV Capable spaces ¹
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<p>¹Calculation for spaces shall be rounded up to the nearest whole number.</p>																													
<p>²The number of required EVCS in column 3 counts toward the total number of required EV capable spaces shown in column 2.</p>																													

EV Capable: Requires electrical panel capacity, branch circuit, and raceway.

EV Ready: EV Capable requirements plus 208/240-volt outlet.

EV Charger: Minimum Level 2 Electric Vehicle Charging Station.