Local Code Adoption of the Latest Edition of the California Building Standards Code

Presented By: Truong Huynh, P.E., C.B.O.
General Superintendent of Development Services
Building and Safety Bureau

July 25, 2019
ACCESS TO INFORMATION

• Copy of the proposed amendments, reasons for the changes, and the findings can be found on the Department of Development Services’ website at:

  http://www.longbeach.gov/lbds/building/plan-review-services-dev/code/
OVERVIEW

TOPICS OF DISCUSSION

• Background of EV Requirements
• Comparison of EV Ownership Rates
• Proposed EV Amendments
• Next Steps
BACKGROUND OF EV REQUIREMENTS


• First introduced EV requirements
• Applicable only to new construction
• 1 EV Capable for new one- and two-family dwellings
• 3% EV Capable for new multifamily dwelling – 17 units
• 3% EV Capable for new nonresidential buildings
BACKGROUND OF EV REQUIREMENTS


• Continued EV requirement of the 2013 Edition CALGreen Code
• No change for one-, two-, and multifamily dwellings
• Increases EV requirements for hotels, motels and nonresidential buildings
• 6% EV Capable for new hotels and motels
• 6% EV Capable for new nonresidential buildings
BACKGROUND OF EV REQUIREMENTS

2016 LB Amendments to the CALGreen Code

- Sustainable City Commission’s recommendation 3/24/16
- City Council adopted EV recommendation 11/15/16
- 100% EV Capable for each new multifamily dwelling unit
- 25% EV Capable and 5% EVCS for guest parking
- 30% EV Capable and 10% EVCS for new hotels and motels
- 25% EV Capable and 5% EVCS for new nonresidential buildings

• Continued EV requirement of the 2016 Edition CALGreen Code
• First introduce the use of a load management system
• No change for one- and two-family dwellings, hotels and motels, and nonresidential buildings
• Increases EV requirements for multifamily dwellings
• 10% EV Capable for new multifamily dwellings
BACKGROUND OF EV REQUIREMENTS

Considerations for 2019 LB Amendments to the CALGreen Code

• Working with jurisdictions in the greater Los Angeles basin to develop uniform EV requirements
• Proposed recommendations on EV requirements consistent with the LARUCP
• Developers have expressed concerns and challenges each time a new project is developed in the City
• Proposed recommendations must continue effort of sustainability while providing reasonable and practical solutions in achieving that goal
## COMPARISON OF EV OWNERSHIP RATES

### Number of Electric Vehicle by Location and Year

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>2015</th>
<th>2016</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>LONG BEACH</td>
<td>156 (0.45%)</td>
<td>1,172 (0.29%)</td>
<td>2,475 (0.67%)</td>
</tr>
<tr>
<td>LOS ANGELES COUNTY</td>
<td>22,822 (0.24%)</td>
<td>30,528 (0.31%)</td>
<td>71,522 (0.84%)</td>
</tr>
<tr>
<td>ORANGE COUNTY</td>
<td>9,824 (0.35%)</td>
<td>13,578 (0.47%)</td>
<td>35,411 (1.31%)</td>
</tr>
<tr>
<td>SANTA MONICA</td>
<td>824 (0.86%)</td>
<td>1,043 (1.08%)</td>
<td>2,225 (2.61%)</td>
</tr>
<tr>
<td>PALO ALTO</td>
<td>1,147 (1.76%)</td>
<td>1,780 (2.67%)</td>
<td>3,697 (5.5%)</td>
</tr>
<tr>
<td>CALIFORNIA</td>
<td>98,841 (0.28%)</td>
<td>135,667 (0.35%)</td>
<td>316,585 (0.90%)</td>
</tr>
</tbody>
</table>

Source: CA Dept of Motor Vehicles Bi-Annual Motive Report 7/10/19
## COMPARISON OF EV OWNERSHIP RATES

### 2016-2019 % Increase of Electric Vehicle

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>% OF INCREASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LONG BEACH</td>
<td>111%</td>
</tr>
<tr>
<td>LOS ANGELES COUNTY</td>
<td>134%</td>
</tr>
<tr>
<td>ORANGE COUNTY</td>
<td>161%</td>
</tr>
<tr>
<td>SANTA MONICA</td>
<td>133%</td>
</tr>
<tr>
<td>PALO ALTO</td>
<td>107%</td>
</tr>
<tr>
<td>CALIFORNIA</td>
<td>133%</td>
</tr>
</tbody>
</table>
PROPOSED AMENDMENTS

CONDITIONS FOR LOCAL AMENDMENT

• Local government amendments under the California Building Standards Law permits local amendments that are reasonably necessary because of local climatic, geological, or topographical conditions provided it is a more restrictive building standards.

• Local government amendments under the State Housing Law permits local amendments that are necessary because of local climatic, geological, or topographical conditions provided it is equivalent or a more restrictive building standards.
PROPOSED AMENDMENTS

FORMAT OF CODE CHANGE PROPOSAL

• Proposed Amendment
• Rationale
• Findings
PROPOSED AMENDMENTS

LBMC SECTION 18.47.030 AMEND CALGREEN SECTION 4.106.4.2

- Technical change to revise and update % of EV Capable space and EVCS required for new multifamily dwellings
- CALGreen min. 10% EV Capable provided for affordable housing and smaller multifamily dwelling projects

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 EV Capable space for each unit</td>
<td>25% of total parking to be EV Capable</td>
</tr>
<tr>
<td>25% of guest parking to be EV Capable</td>
<td>5% of total parking to be EVCS</td>
</tr>
<tr>
<td>5% of guest parking to be EVCS</td>
<td>10% of total parking to be EV Capable for</td>
</tr>
<tr>
<td></td>
<td>affordable housing and dwelling 17-units</td>
</tr>
</tbody>
</table>

(see attachment document pg. 11)
PROPOSED AMENDMENTS

LBMC SECTION 18.47.030 AMEND CALGREEN SECTION 4.106.4.2

• Example: New 50-unit multifamily dwelling, 90 residential parking and 10 guess parking

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 EV Capable space for residence</td>
<td>25 EV Capable space</td>
</tr>
<tr>
<td>3 EV Capable space for guest</td>
<td>5 EVCS</td>
</tr>
<tr>
<td>1 EVCS for guess</td>
<td></td>
</tr>
</tbody>
</table>
PROPOSED AMENDMENTS

LBMC SECTION 18.47.040 AMEND CALGREEN SECTION 4.106.4.3

• Technical change to revise and update % of EV space and EVCS required for new hotels and motels
• Parking lots with 9 or fewer spaces are exempt

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% of total parking to be EV Capable</td>
<td>30% of total parking to be EV Capable</td>
</tr>
<tr>
<td>10% of total parking to be EVCS</td>
<td>10% of total parking to be EVCS</td>
</tr>
<tr>
<td>Exempt if &lt; 10 parking spaces</td>
<td></td>
</tr>
</tbody>
</table>

(see attachment document pg. 13)
PROPOSED AMENDMENTS

LBMC SECTION 18.47.060 AMEND CALGREEN SECTION 5.106.5.3.3

• Technical change to revise and update % of EV space and EVCS required for new nonresidential buildings
• Parking lots with 9 or fewer spaces are exempt

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>25% of total parking to be EV Capable</td>
<td>25% of total parking to be EV Capable</td>
</tr>
<tr>
<td>5% of total parking to be EVCS</td>
<td>5% of total parking to be EVCS</td>
</tr>
<tr>
<td></td>
<td>Exempt if &lt; 10 parking spaces</td>
</tr>
</tbody>
</table>

(see attachment document pg. 15)
NEXT STEPS

SUSTAINABLE CITY COMMISSION (SCC)

• Respond to and/or incorporate comments by the SCC and members of the public

• Request SCC to support recommendation to the City Council to adopt and amend the latest EV requirements
NEXT STEPS

BOARD OF EXAMINERS, APPEALS AND CONDEMNATIONS (BEAC)

• Respond to and/or incorporate comments by BEAC and members of the public
• Continue public hearings at the next August 19th meeting to discuss proposed code amendments
• Request BEAC to support recommendation to the City Council to adopt and amend the latest edition of the California Building Standards Code and Uniform Housing Code
NEXT STEPS

CITY ATTORNEY’S OFFICE (CAO)

• Submit a draft code adoption package consisting of an ordinance, a resolution and a staff report to the CAO during the month of August/September 2019

• The CAO will prepare the official ordinance and resolution, including any necessary CEQA Negative Declaration or Categorical Exemption, as appropriate
NEXT STEPS

CITY COUNCIL (CC)

• Schedule hearing with the CC for 1st and 2nd reading during the month of October/November 2019
• Submit CC approved ordinance and resolution to the California Building Standards Commission for final approval during the month of December 2019
• Implement the adopted codes starting January 1, 2020
CONCLUSION

• Open for question/discussion from the SCC members
• Open for question/discussion from the public members
Thank you

Truong Huynh
562-570-6921
Truong.Huynh@longbeach.gov