



## TOWN OF LOS GATOS NEW ENERGY REACH CODES

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Local governments are authorized to adopt local modifications to the state energy standards contained in the California Code of Regulations Title 24 Part 6 also known as the California Energy Code and Part 11 also known as the California Green Building Standards Code. Such local changes are referred to as “energy reach codes.” To adopt an energy reach code, a local government must find that its proposed changes are cost-effective, and the California Energy Commission (CEC) must find that the changes would result in buildings designed to use no more energy than permitted by the California Energy Code. An energy reach code may be implemented by the local government only after the CEC has approved it.

In December 2019, the Los Gatos Town Council approved a reach code ordinance for new single-family residential homes, accessory dwelling units, and low-rise multifamily buildings. This ordinance was then approved by the CEC in February 2020 and became effective on all applicable Building Permit applications submitted February 21, 2020 and later.

The Los Gatos reach code addresses three main areas as outlined below.

1. All new single-family residential buildings, low-rise multifamily buildings, and ADUs (Accessory Dwelling Unit) shall use electricity as the source of energy for its space heating, water heating (including pools and spas), cooking appliances, clothes drying appliances, and other features for both interior and exterior applications.
2. All single-family residential buildings, low-rise multifamily buildings, and ADUs (Accessory Dwelling Unit) shall be prewired for the installation of battery storage. The prewiring shall be in accordance with California Building, Residential, and Electrical Codes and be adequately sized by a licensed professional to accommodate the back-up loads installed in the critical load panel with a minimum of 5 kwh.
3. All single-family residential buildings, low-rise multifamily buildings with private garages, and ADUs (Accessory Dwelling Unit), shall provide two wired National Electrical Manufacturers Association (NEMA) outlets, each supplied by a separate 40-ampere minimum dedicated branch circuit, and shall be installed specifically for supplying electrical power to an Electric Vehicle Charger. One outlet shall be installed inside the garage and the other outlet shall be installed outside the garage.

***It is important to note that these provisions apply to NEW construction only and will not affect additions or remodels.***