

Internal



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**SUPPLEMENTAL
AGENDA MATERIAL
for Supplemental Packet 2**

Meeting Date: May 7, 2024

Item Number: 57

Item Description: Re-Adoption of the Berkeley Building Codes, including Local Amendments to the 2022 California Building Standards Code

Submitted by: Councilmember Sophie Hahn

Berkeley has elected in the proposed building code to be stricter than State of California standards with regard to mechanical access parking lifts. These lifts are common in new multistory buildings in Berkeley (such as those along Telegraph, San Pablo and University).

This supplemental seeks to ensure that builders can comply with Berkeley Building Codes as they relate to mechanical access parking lifts. If this supplemental is not adopted, builders may be unable to comply and seek exemptions, creating costs and the need for staff time to process exemptions. Alternatively, builders may avoid lifts, using more land area for surface parking.

Current proposed local amendments to BMC Chapter 19.37/CalGREEN:

Modify Subsection 4.106.4.2.2. to read:

4.106.4.2.2 Multifamily dwellings, hotels and motels.

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities.

Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: ~~Areas of parking facilities served by parking lifts, including but not limited to automated mechanical access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.~~ Areas of parking facilities served by parking lifts, provided the required percentage of EV Charger spaces is installed elsewhere.

Additional local amendments proposed by this supplemental:

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels, and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm)

wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

- a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1