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San José’s Building Reach Code Summary

These requirements apply to any newly constructed building/structure for which an application for a building permit is made on or after July 1, 2024.

	Reach Code Compliance Pathway ¹
Occupancy Type ²	Building Requirements
Single-family (over 1,200 sq. ft.)	<p>Emissions Reductions³: The Source Energy Design Rating 1 calculated for the Minimum proposed design must be less than the Source Energy Design Rating budget calculated for the Standard Design Building by a compliance margin of at least <u>8</u> to comply</p> <p>Electric Vehicle Charging Infrastructure (EVCI): 1 EV Ready</p>
Detached Accessory Dwelling Unit (ADU)/ Single-family (1,200 sq. ft. or smaller)	<p>Emissions Reductions³: The Source Energy Design Rating 1 calculated for the proposed design must be less than the Source Energy Design Rating budget calculated for the Standard Design Building by a compliance margin of at least <u>2.5</u> to comply</p> <p>EVCI: 1 EV Ready (if space is provided or required by Code)</p>
Multi-family, Hotel/Motel	<p>Emissions Reductions³: The Source Energy budget must be less than the Source Energy budget calculated for the Standard Design Building by a compliance margin of <u>6%</u> to comply; electrification-ready</p> <p>EVCI: Multi-family: 100% EV Ready (Low Power Level 2) for dwellings; 20% Electric Vehicle Supply Equipment (EVSE) for nonresidents; Hotel/Motel: 10% EVSE, 40% EV Ready</p>
Non-residential	<p>Emissions Reductions³: Source Energy compliance margins are as follows - Office & Retail: 10%; Industrial/ Manufacturing: 0%; All other non-residential occupancies: 6%; all electrification-ready</p> <p>EVCI: 10% EVSE, 0% EV Ready, 40% EV Capable</p>

1. Solar-readiness is required for all newly constructed buildings except ADUs according to the 2022 Building Energy Efficiency Standards (Title 24, Part 6).
2. Find details, including all pertinent definitions, within ordinance documents on the San José Reach Code website.
3. Emissions reductions refers to an hourly source energy performance requirement or a compliance margin (%) above the 2022 Building Energy Efficiency Standards (Title 24, Part 6).

Learn more at the San José Reach Code website: www.sjenvironment.org/reachcode

For questions or comments, please reach out via email ClimateSmart@sanjoseca.gov.