

## Frequently Asked Questions

***Would the all-electric building requirement and reach code apply to existing buildings, be triggered by a change in occupancy type, or apply to additions/alterations?***

No, the all-electric building requirement and reach code ordinances are meant for new construction. They do not apply to occupancy changes, additions and/ or alterations.

***Will I need to install solar panels on my detached ADU?***

It depends on whether the project is pursuing a prescriptive or performance approach under the California Building Code (also referred to as Title 24). The prescriptive approach requires solar panel installation. The performance approach does not require them, however, does require additional energy efficiency measures (if solar is not installed) in order to satisfy Title 24 requirements. Solar requirements for residential new construction (up to three stories) are covered under Title 24 and are not part of the Reach Code.

***How do I know if my new Accessory Dwelling Unit will need to comply with the reach code or all-electric building requirement?***

It depends on if the ADU is detached or attached. Detached ADUs permitted on or after January 20, 2020 are covered under the ordinances as they are new buildings. Attached ADUs and Junior ADUs are considered additions/ alterations and are therefore not covered by these ordinances.

***Does the all-electric building requirement apply to other outdoor residential structures, like cabana, spa or fireplace?***

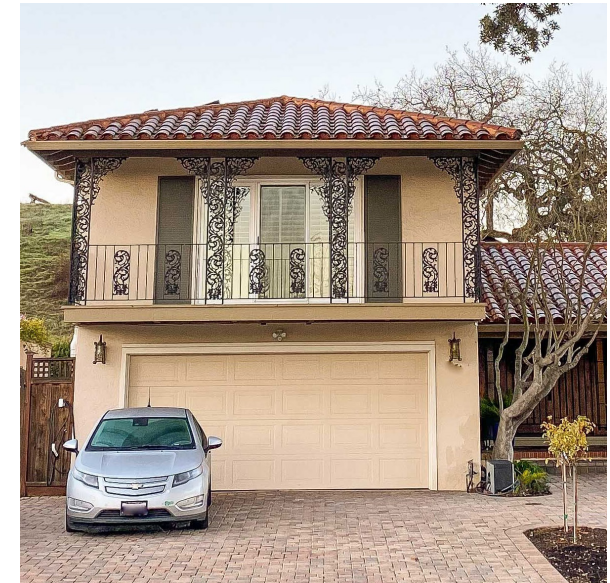
Yes, the all-electric building requirement requires all-electric construction for newly built single-family, detached ADUs, and low-rise multifamily residential buildings. Other fixed outdoor structures of newly built properties, like cabanas, spas, and fireplaces, are also covered under the all-electric building requirement. Portable propane appliances for cooking and heating are allowed.

Please visit <http://www.sjenvironment.org/reachcode> for more information on these two ordinances. For building specific questions about these ordinances, please contact the Building Division at (408) 535-3555.

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[www.ClimateSmartSJ.org](http://www.ClimateSmartSJ.org)



**REACH CODE &  
ALL-ELECTRIC  
REQUIREMENT FOR  
NEW RESIDENTIAL  
BUILDINGS  
(UP TO 3 STORIES)**

*Effective January 1, 2020*

## Reach Code, All-Electric Building Requirements, and Accessory Dwelling Units

The reach code and all-electric building requirement ordinances apply to newly constructed residential buildings (up to three stories), including detached ADUs. Detached ADUs are prohibited from installing natural gas infrastructure and therefore required to be all-electric. The City of San José classifies ADUs into three categories:

- **Junior ADU:** Must be located entirely within the main home building.
- **Attached ADU:** Must share a wall or a roof structure with main home building.
- **Detached ADU:** Must be in the rear yard or 45 feet from the front property line. Minimum 10-foot separation from main dwelling unit.

## ADU Categories and Applicable Code

ADU Type	New Construction	Code Applicable
Junior ADU	Yes	Title 24 2019
Attached ADU	Yes	Title 24 2019
Detached ADU	Yes	Reach Code & All-Electric Building Requirement

The reach code and all-electric building requirements do not apply to retrofits or alterations completed on an existing building. Any retrofit or alteration is still required to meet Title 24 requirements.

## Electric Vehicle (EV) Charging Infrastructure

The San José reach code requires that all EVCI be capable of supporting Level 2 chargers (208/240V AC). The reach code distinguishes between three levels of EVCI:

- **EV Capable:** Raceway (conduit), electrical capacity (breaker space)
- **EV Ready:** Raceway (conduit), electrical service capacity, overcurrent protection devices, wire and outlet (i.e. full circuit)
- **EV Supply Equipment (EVSE):** All equipment, including an EV charger, needed to deliver electrical energy from an electricity source to the EV outlet

## EV Charging Infrastructure Requirements

The table below illustrates the EVCI requirements in residential new construction (up to three stories). The EVCI requirements for single-family homes are the same as specified in Title 24 (i.e. 1 EV Ready space per home).

## EVCI Requirements in Residential New Construction

Building Type	EV Capable	EV Ready	EVSE
Single Family (per Title 24)	N/A	1 EV Ready Space	N/A
Low-Rise Multifamily	70%	20%	10%

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## San Jose's Reach Code and All-Electric Building Requirement

As of January 1, 2020 design for new buildings must comply with San José's reach code and all-electric building requirement (also known as the natural gas infrastructure prohibition) in order to receive a building permit. For residential new construction (up to three stories), the reach code specifies electric vehicle charging infrastructure (EVCI) requirements. San José's natural gas infrastructure prohibition, which overlays the reach code, requires that residential new construction (up to three stories) is all-electric.

## Which Buildings Fall Under the All-Electric Building Requirement?

The following buildings fall under the natural gas infrastructure prohibition requirements applying to residential new construction (up to three stories):

- Single-family (one- and two-dwelling units, including townhomes)
- Detached Accessory Dwelling Units (ADUs)
- Low-rise Multifamily (up to three stories)