

# Santa Monica EV Charging Requirements for New Construction

## Non-Residential

Adopted Local Amendment to 2019 California Green Building Standards Code, Title 24, Part 11  
**Chapter 5.106.3 EV Charging: Nonresidential Mandatory**

- New categories of EV charging infrastructure:
  - EV Charger Installed – Electrical infrastructure and charger installed.
  - Conduit Equipped – The parking space is served by raceway or conduit to support a future EV charger; no additional EVSE or panel capacity required.

| Required Components:  | EV Charger Installed | Conduit Equipped |
|-----------------------|----------------------|------------------|
| <b>Nonresidential</b> | 10%                  | 30%              |
| EV charger            | X                    |                  |
| Breaker               | X                    |                  |
| Wiring                | X                    |                  |
| Panel Capacity        | X                    |                  |
| Receptacle            | X                    |                  |
| Conduit               | X                    | X                |

*\*Percentages refer to the percent of parking spaces affected.*

**Notes:**

- DC Fast Charger Option: A DC Fast Charger (min. 50 kW output) may substitute for up to 5 Level 2 (220/240-volt) EV chargers.
- An Energy Management System (EMS) may be installed to reduce service loads and increase the number of EV Spaces that can be served.
- Where feasible, raceways, conduit, and receptables may be installed between adjacent EV spaces to serve multiple spaces.



For more information, visit  
<https://www.smgov.net/Departments/PCD/Permits/Codes-Standards-Requirements/EV-Charger-Reach-Code/>