

# Santa Monica EV Charging Requirements for New Construction

## Office Parking

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

- New category for office parking facilities supports:
  - Convenient charging access for employees
  - Longer dwell times than other nonresidential use types
  - Excess solar on the grid during afternoon periods

Required Components:	EV Charger Installed	EV Ready	Raceway/Conduit Equipped
<b>Office Parking</b>	<b>10%</b>	<b>20%</b>	<b>30%</b>
EV charger	X		
Breaker	X	X	
Wiring	X	X	
Panel Capacity	X	X	
Receptacle	X	X	
Conduit	X	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/>