



Town of Portola Valley

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Green Building Requirements for Residential Additions, Alterations and Accessory Dwelling Unit Conversions.

The Town of Portola Valley added section 4.106.5.2 to the 2022 California Green Buildings Standards (CalGreen) requiring all residential additions, alterations, repairs, and/or accessory dwelling unit conversions that do not meet the Town's definition of newly constructed that include as part of scope of work the installation of:

- A new or replacement, upgrade or relocation of an existing air conditioning condensing unit; and/or
- The replacement/upgrade to the main electric panel.

to install to the equipment as outlined below.

Newly Constructed (or New Construction) Definition:

- A newly constructed building (or new construction) does not include additions, alterations or repairs. For the purposes of this code, additions, alterations and additions that include alterations to existing low-rise residential buildings for which building permit(s) have been issued within any 12-month period that collectively exceeds more than 50 percent of the existing floor area, 50 percent of the existing wall area or when the combination of the percentages of affected floor area and affected wall area exceeds 50 percent are treated as newly constructed (or new construction).

New/Replacement/Upgrade/Relocation of an existing air conditioning condensing unit:

- The installation of a new or replacement, upgrade or relocation of an existing air conditioning condensing unit shall be replaced with a reverse cycle air conditioning condensing unit (heat pump).

The Replacement/Upgrade to the Main Electric Panel:

- The replacement/upgrade to the main electric panel shall have:
 - a. The electrical capacity for and reservation of breaker space in the panel to accommodate the existing single-family electrical load and the future electrification of:
 - An electric stove and oven if the current stove and/or oven are gas;
 - An electric clothes dryer if the current clothes dryer is gas;
 - One level 2 electric vehicle charging equipment (EVCE);
 - Photovoltaic panels (PV); and

- For a 240-volt circuit capable of providing electricity to operate a HPWH of comparable size to the existing gas fired water heater but a minimum of 30 amps per water heater.
- b. All reserved breaker spaces shall be permanently marked as “For Future EVCE, PV and HPWH use”.
- c. A dedicated 240-volt branch circuit shall be installed within three (3) feet from the existing water heater location and shall be rated at 30 amps minimum. Both ends of the unused conductor shall be labeled with the word “spare”, be identified as 240 V ready.

Multifamily buildings as defined in section Cal Green Sections 15.10.030 where the water heaters are located in each dwelling unit are exempt from part C of the above requirements.

Hardship Exemption

If an applicant believes that circumstances exist that make it a hardship or infeasible to meet the requirements outlined above, they may request an exemption at the time of application. Circumstances that constitute hardship or infeasibility include, but are not limited to, the following:

- a. There is conflict with the compatibility of the above referenced sections with other town goals, such as those requiring historic preservation;
- b. There is conflict with the compatibility of the requirements outlined below and the California Building Standards Code;
- c. There is conflict with the compatibility of the requirements outlined below and the town's zoning ordinance and/or architectural review criteria; and/or
- d. There is a lack of commercially available green building materials and technologies to comply with the requirements outlined below.