



# Town of Portola Valley

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## **The Town of Portola Valley Replacement of or Upgrade to the Main Electric Panel Conditions of Permit for the**

The Town of Portola Valley added section 4.106.5.2 to the 2022 California Green Buildings Standards (CalGreen) requiring the replacement of or upgrade to a residential main electric panel include the following:

1. 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.
2. All reserved breaker spaces shall be permanently marked as "For Future EVCE, PV and HPWH use".
3. 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.*