

California Building Standards Commission
&
Division of the State Architect

Nonresidential
CALGreen Updates

Green California Summit
September 16, 2026

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Today's Topic

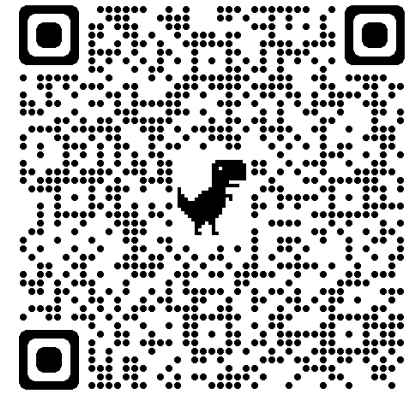
▶ Nonresidential CALGreen

- Current Regs & Proposals
 - Public Schools/Community Colleges (DSA)
 - State Colleges/Most Other Nonresidential Occupancies (BSC-CG)



The 2025 Edition of Title 24

- ▶ Published July 1, 2025
- ▶ Effective January 1, 2026



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2025 CALGreen

New and updated regulations

- ▶ EV charging
- ▶ CO₂ monitoring
- ▶ Bicycle Parking
- ▶ Embodied Carbon Reduction



2025 EV Charging Updates [BSC-CG]

- ▶ Exception for parking lifts
- ▶ Split non-residential into two occupancies
 - Other than Office and Retail
 - Office and Retail
- ▶ Increased number of required EVCS
 - Other than Office & Retail – from 25% to 50% of EV capable
 - Office & Retail – 75% of EV capable
- ▶ New sections for receptacles, connectors and raceway capacity requirements



2025 EV Charging [BSC-CG]

Prescriptive approach example

TABLE 5.106.5.3.1— EV CAPABLE SPACES AND EVCS

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	Other than Office and Retail NUMBER OF REQUIRED EVCS ^{2, 3}	Office and Retail NUMBER OF REQUIRED EVCS ^{2, 3}
...	...	...	...
101-150	25	12	19
...	...	...	...
201 and over	20 percent of actual parking spaces ¹	50 percent of EV capable spaces ¹	75 percent of EV capable spaces ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.
3. At least one level 2 EVSE shall be provided.

- ▶ 12 EVCS & 13 EV capable – Other than Office & Retail
- ▶ 19 EVCS & 6 EV capable – Office & Retail



2025 EV Charging [BSC-CG]

DCFC and Low Power Level 2 substitutes

No change from 2022 CALGreen

- ▶ 1 DCFC = 5 EV capable spaces or 5 EVCS
- ▶ 2 Low Power Level 2 receptacles (20 amps each) = 1 EV capable space (40 amps)
- ▶ Examples in 2025 CALGreen Guide



2025 EV Charging [BSC-CG]

Performance approach example

TABLE 5.106.5.3.6-EVCS—POWER ALLOCATION METHOD

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	Other than Office and Retail TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE ^{2, 3} , LOW POWER LEVEL 2, LEVEL 2 ^{2, 3} , OR DCFC	Office and Retail TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE ^{2, 3} , LOW POWER LEVEL 2, LEVEL 2 ^{2, 3} , OR DCFC
...	...	...	...
101-150	165	165	165
...	...	...	...
201 and over	20 percent of actual parking spaces x 6.6	Total required kVA = $P \times .20 \times 6.6$ Where P = Parking spaces in facility	Total required kVA = $P \times .20 \times 6.6$ Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75%.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.
5. For office and retail buildings the maximum allowed kVA to be utilized for EV capable spaces is 25%.



2025 EV Charging [BSC-CG]

Power allocation method calculations for Office & Retail

- ▶ Total Power Required = 165 kVA
 - EV Capable space = 6.6 kVA
 - Level 2 EVSC = 6.6 kVA
 - Low Power Level 2 = 3.3 kVA
 - DCFC = 48 kVA or greater
- ▶ 165 kVA = 25 EV Capable = 25 Level 2 EVSC
 - 25% max EV Capable in Office and Retail = 41.25 kVA
- ▶ 6 EV Capable (39.6 kVA) + 19 Level 2 EVCS (125.4 kVA)
 - 11 Level 2 EVSC (72.6 kVA) + 2 DCFC (96 kVA) = 168.6 kVA
 - Many other combinations of EV capable, Low Power Level 2, Level 2, or DCFC are possible

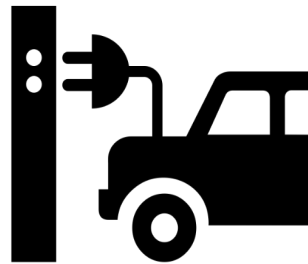


2025 EV Charging [DSA-SS]

Power allocation method for
Public K-12 Schools and Community Colleges

- ▶ No changes from 2022
 - ▶ Any combination of Level 1, Low Power Level 2 or Level 2
 - ▶ No EV capable spaces are included
- New parking facilities
Level 1, Low Power Level 2 or Level 2, or any combination thereof, to provide a minimum total power based on number of parking spaces
 - Existing facilities:
If increasing power supply to install new light fixtures, adding to parking facilities, or installing solar over parking

For alterations to buildings, chargers to be installed in EV capable spaces first





Other 2025 Changes [BSC-CG]

▶ **Bicycle parking**

- Based on occupants, not parking spaces

▶ **CO₂ monitoring in classrooms**

- UC and CSU
- Private schools
- Lecture and post-secondary classrooms

▶ **Pre-rinse spray valves**

- Refer to California Plumbing Code
(Part 5, Title 24)



Other 2025 Changes [DSA-SS]

▶ Pre-rinse spray valves

- Co-adopted with BSC-CG to refer to the California Plumbing Code (Part 5, Title 24)

▶ CO₂ monitoring in classrooms



- All public K-12 schools and community college classrooms and other similar rooms used for group instruction
- Devices shall maintain a record of previous data that includes at least the maximum carbon dioxide concentration measured



Embodied Carbon Reduction Regulations

- ▶ **Nonresidential Occupancies [BSC-CG]**
 - 100,000 sf or more (July 2024 – December 2025)
 - 50,000 sf or more (beginning January 2026)
- ▶ **Public Schools & Community Colleges [DSA-SS]**
 - 50,000 sf or more (July 2024)
- ▶ **Three compliance options**
 - Building Reuse
 - WBLCA Performance Path
 - Product GWP compliance – Prescriptive Path



Building Reuse Option

Alterations or Additions

- ▶ Maintain a minimum 45% combined of:
 - Primary structural elements: foundations, columns, beams, walls, floors, lateral elements
 - Enclosure: roof framing, wall framing, exterior finishes
- ▶ Window assemblies, insulation, and portions of a building deemed structurally unsound or hazardous not included



Whole Building LCA Performance Option

New Buildings, Alterations and Additions

- ▶ **WBLCA** – Minimum 10% reduction in GWP compared to baseline
 - Operational energy is excluded
- ▶ **Building components**
 - Building enclosure - glazing, insulation and exterior finishes
 - Primary and secondary structural members: footings and foundations, and structural columns, beams, walls, roofs and floors



Product GWP Compliance Prescriptive Option

New Buildings, Alterations and Additions

- ▶ Products installed and listed in Table 5.409.3
 - Structural steel, flat glass, mineral wool board insulation, & concrete
- ▶ Shall not exceed the maximum GWP limits
 - **Exception** – Concrete may be considered one product category. Use Exception Equation 5.409.3.1
- ▶ Type III Environmental Product Declaration (EPD)
 - Product-specific or factory-specific



Voluntary Embodied Carbon Reduction [BSC-CG]

- ▶ **Projects $\geq$ 50,000 sf**
 - Tier 1 & Tier 2 – Stricter percentage requirements than in mandatory regulations
- ▶ **Projects $<$ 50,000 sf**
 - Tier 1 – Percentages specified in mandatory regulations for larger buildings
 - Tier 2 – Percentages specified in Tier 1 regulations for larger buildings





2025 CALGreen Supplement

- ▶ Supplement (blue) pages to 2025 CALGreen
- ▶ Adopted August 25, 2026
- ▶ Published January 1, 2027
- ▶ Effective July 1, 2027



2025 Supplements

- ▶ **Editorial updates ONLY** - NO change in regulatory effect
- ▶ AB 130 amended HSC Section 18942
 - Technical updates to existing code requirements only to the extent necessary to effectuate support or facilitate the incorporation or implementation of those existing code requirements. The updates shall be limited to clarifying, conforming, or coordinating changes that do not materially alter the substance or intent of the existing code provisions.



2025 Supplements Updates

Embodied Carbon Reduction Regulations

► **Reorganization**

- Move building reuse option to Division 5.4
- Rename Sections 5.409 and A5.409 to Embodied Carbon Reduction
- Mandatory and voluntary

► **Clarifications**

- Exception for salvaged materials
- Deletion of nonregulatory footnotes to Table 5.409.3



2025 Supplements Updates

Other Regulations [BSC-CG]

- ▶ Amend definition of Energy Commission
- ▶ Move bicycle parking calculation descriptor
- ▶ Change EV charging “amperes” to “kW”
- ▶ Scope of new solar projects over parking spaces
- ▶ Outdoor water use
- ▶ Eliminate duplicate regs
- ▶ Provide carpet recycling information
- ▶ And more...



2025 Supplements Updates

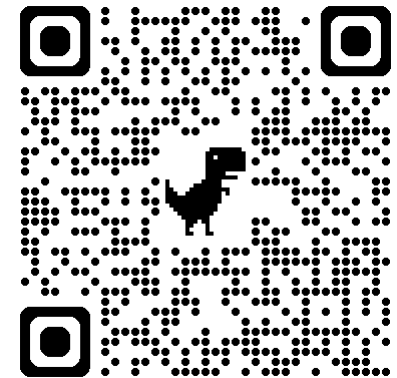
Other regulations [DSA-SS]

- ▶ Amend scoping section
- ▶ Relocate minimum rehabilitated landscape
- ▶ Amend water efficiency rules
- ▶ Update outdoor water use section reference
- ▶ Eliminate duplicate regs



2027 Triennial Code Adoption Cycle

- ▶ Adoption of 2028 Part 11 CALGreen
 - CCRC workshops [BSC-CG & DSA-SS]
 - CALGreen Workshops [BSC-CG & DSA-SS]
 - SB 745 workshops [BSC-CG]
 - DSA CALGreen Stakeholder Meeting [DSA-SS]



[2027 Triennial Cycle
Precycle Activities](#)



Who Else Amends CALGreen?

- ▶ **Department of Housing and Community Development (HCD)**
 - Residential occupancies
- ▶ **Office of Statewide Hospital Planning and Development (OSHDP)**
 - Health care facilities (see Chapter 1)
- ▶ **California Energy Commission (CEC)**
 - Energy efficiency regulations for both residential and nonresidential occupancies

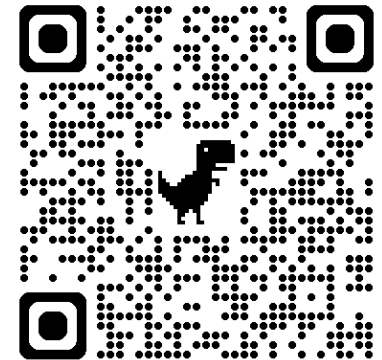


CBSC Resources

- ▶ Summary of California Code Changes (7/1/25)
- ▶ 2025 CALGreen Guide (1/1/26)
- ▶ Videos
- ▶ Guides
- ▶ CALGreenInfo.com
webpage (resources
depository)



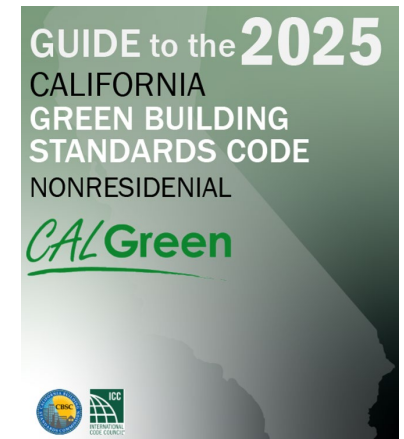
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DSA Resources

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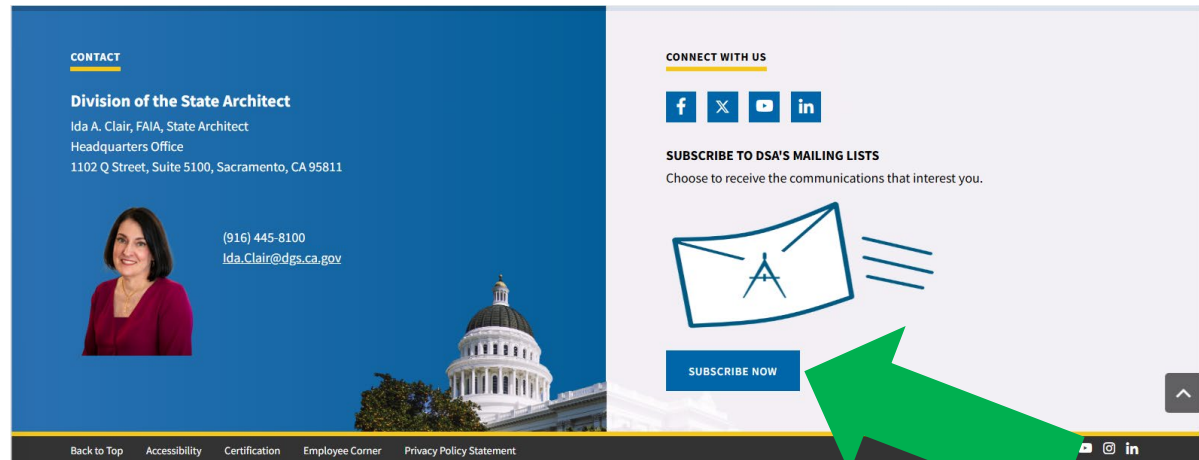
- ▶ CALGreen Code Development
...[CALGreen-Code-Development](#)
- ▶ Summary of CALGreen Code Changes adopted by DSA-SS
...[Sustainability-Plan-Review](#)
- ▶ Trainings on the DSA Academy
...[DSA-Academy](#)
- ▶ Sustainable Schools Facilities
...[Sustainable-School-Facilities](#)
- ▶ DSA CALGreen Advisory Manual - coming end of 2026



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