



SUMMARY OF CALIFORNIA SOLAR PV/BATTERY REGULATIONS AUGUST 2021

BACKGROUND

In late 2021, the State of California will adopt the first set of building codes in the nation that will require solar photovoltaic (PV) and battery storage for many non-residential and multi-family buildings as part of the 2022 Energy Code. This action follows a similar adoption for single family homes in 2018.

The Commercial real estate groups noted above have worked closely with the California Energy Commission (CEC) for over a year to draft a set of workable, cost-effective regulations.

The CEC updates its code every three years and in early August 2021, its governing board adopted the 2022 Energy Code which sets building standards for new commercial construction. The new codes also expand the existing single-family home requirement to design new homes so that battery storage can easily be added to an existing system.

The Energy Code is designed to be cost-effective so that implementation is affordable while helping California manage energy demand and advance the state's climate and clean air goals.

WHEN DOES THE PV/BATTERY REQUIREMENT GO INTO EFFECT?

The new codes will apply to buildings for which the permit application is submitted to the local building department on or after January 1, 2023.

BUILDING INCLUDED IN THE PV/BATTERY REQUIREMENT

The 2022 Energy Code extends PV/battery storage standards to the following building types and applies to both public and private buildings:

- * Office, medical office, and clinics
- * Warehouses
- * Retail and grocery stores and restaurants
- * High-rise multifamily (apartments and condos)
- * Hotel-motel
- * Schools and Civic (theaters, auditoriums, and convention centers)

PV AND BATTERY APPLY TO NEW CONSTRUCTION ONLY

The PV/battery requirements are for **new construction only** and do not apply to tenant improvements or alterations of existing space nor expansions that are connected to an existing structure and add volume or square footage to the existing structure.

EXEMPTIONS TO THE REQUIREMENTS

Recognizing that not all non-residential buildings are alike and that it is not cost-effective or technically feasible for all buildings to accommodate solar, the PV and battery requirements have exemptions for situations that include inadequate roof space, inadequate solar access, occupied roofs, roofs where PV installation is not possible/feasible, and in areas without Virtual Net Metering or a community solar program.

MORE INFORMATION

[CEC 2022 Energy Efficiency Standards Website](#)

[NON-Technical Summary of the 2022 Energy Efficiency Standards](#)

[Actual Code Language Adopted - PV and Battery Requirements are Pages 328-330](#)

Funding to engage in the 2022 code process was provided by CBPA, NAIOP, ICSC, and BOMA California. If you want to get more involved in these efforts contact [California Business Properties Association](#).