

**ARTICLE 85
ELECTRIC VEHICLE CHARGING STATIONS**

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Sec. 85-1. Scope

The provisions of this Article are intended to create an expedited permitting and inspection process for electric vehicle charging stations and to implement consistent statewide standards for their timely and cost effective installation.

Sec. 85-2. Definitions

For the purpose of this Article, words and terms used in this Article shall have the meanings set forth in this Section. Where terms are not defined in this Section and are defined elsewhere in this Code, or the Building Code, such terms shall have the meanings ascribed to them in such codes. Where terms are not defined through the methods authorized by this Section, such terms shall have their ordinary accepted meanings such as the context implies.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) or ELECTRIC VEHICLE CHARGING STATION. Consists of the conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

Sec. 85-3. Application for Permit

The application for permit shall meet the requirements of Sections 81-2, 82-3, and 82-4 and may be submitted in person or electronically through the online submittal system maintained by the Building Official.

Prior to submitting an application for an expedited permit, the applicant shall verify that the installation meets all criteria in Section 85-7. Upon receipt of an incomplete application, a written correction notice shall be issued detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

Sec. 85-4. Permits

Upon approval of a permit application by the Building Official, an electrical or building permit, as applicable, will be issued for work described in the application.

EVSEs and their associated electrical equipment rated for less than four-hundred (400) amps do not require an electrical plan check, and a permit for that specific installation may be obtained over the counter at a local Building and Safety District Office.

Sec. 85-5. Fees

Permit fees for the installation of electric vehicle charging stations or EVSEs shall be charged according to the applicable fees prescribed in Section 82-8 of this Code and Section 107 of the Building Code, as applicable. The electrical permit fee for EVSEs shall be the same rate as the electrical power equipment in Section 82-8 of this Code.

Sec. 85-6. Inspections

All construction or work for electric vehicle charging stations for which a permit is required shall be subject to inspection by the Building Official and such construction work shall remain accessible and exposed for inspection purposes until approved by the Building Official as specified in Section 81-4.

Sec. 85-7. Electric Vehicle Charging Station System Requirements

- (a) **General.** The design of electric vehicle charging stations shall comply with this Section to qualify for expedited permit issuance.
- (b) **Plug-in Electric Vehicle Infrastructure Permitting Checklist.** The permit application for the electric vehicle charging stations must comply with the requirements of the plug-in electric vehicle infrastructure permitting checklist, which is contained in the most current version of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Governor's Office of Planning and Research of the State of California and as adopted by the Building Official.
- (c) **Minimum Electric Vehicle Charging Station Standards.** The electric vehicle charging station or EVSE shall be identified and listed for the application as referenced in the Electrical Code.
- (d) **Compliance with Laws.** The electric vehicle charging station or EVSE shall also comply with all other applicable Los Angeles County Codes and California Health and Safety Laws.

Permitting Checklist

	Residential	Non-Residential
Phase 1 Pre-Work Contractor	<ul style="list-style-type: none"> ✓ Understands intended use of the EVSE (i.e. personal) 	<ul style="list-style-type: none"> ✓ Obtain an address for the location ✓ Determine the ownership of the site and/or authorization to install equipment at site ✓ Understands intended use of the EVSE (i.e., fleet, employee, customer, visitor, etc.) ✓ Determine number of vehicles charging and connectors per charging station ✓ Determine source of power and authorization to use source
	<ul style="list-style-type: none"> ✓ Determine type of vehicle(s) to be charged at EVSE ✓ Evaluate mounting type options (i.e., bollard, pole-mount, wall-mount, ceiling-mount) ✓ Clarify communication requirements (i.e., Ethernet, cellular, Wi-Fi, none or other) ✓ Determine the NEMA Enclosure type ✓ Determine the physical dimensions of the space(s) ✓ Inspect the type of circuit breaker panel board intended for the installation 	
Phase 2 Pre-Work Customer	<ul style="list-style-type: none"> ✓ Identify incentives or rate structures through the utility ✓ Determine size of electrical service at the site ✓ Identify and contact applicable local permit office(s) to identify specific requirements, including local fire, environmental, construction, building, concealment and engineering requirements ✓ Identify incentives available through local, state or federal programs ✓ Contact insurance company to acquire additional insurance or separate coverage as needed ✓ Hire the contractor and verify credentials with all subcontractors; ensure electrical contractor's license for electrical work is current 	
Phase 3 On-Site Evaluation	<ul style="list-style-type: none"> ✓ Verify EVSE meets UL requirements and is listed by UL or another nationally recognized testing laboratory ✓ Verify EVSE has an appropriate NEMA rated enclosure (NEC 110.28) based on environment and customer needs, such as weatherization or greater levels of resistance to water and corrosive agents ✓ Determine the level or charger meets customer's PEV requirements (most vehicles require the maximum of a 240V/32A (40A breaker) ✓ Based on proposed EVSE location, determine if cord length will reach a vehicle's charging inlet without excessive slack and does not need to be more than 25' in length (NEC 625.17) ✓ Cord management methodologies have been considered to reduce the risk of tripping hazards and accidental damage to the connector ✓ Mounting type selection based on requirements to meet site guidelines ✓ Determine whether EVSE communication options are beneficial to customer and/or local utility 	

Phase 4
On-Site
Survey

- ✓ Ensure overhead doors and vehicle parking spot do not conflict with EVSE location
- ✓ Place EVSE in a location convenient to charging port on vehicle and typical orientation of the vehicle in garage (i.e., backed in or head-first)
- ✓ Ensure functionality of lighting in the garage to meet NEC code 210-70

- ✓ Space(s) should be visible to drivers and pedestrians
- ✓ Determine proximity to building entrance (could be considered an incentive for PEV use)
- ✓ Select spaces proximate to existing transformer or panel with sufficient electrical capacity
- ✓ EVSE installation should maintain a minimum parking space length to comply with local zoning requirements
- ✓ If available, use wider spaces to reduce the risk of cord damage and minimize the intersection of cords with walking paths
- ✓ Ensure sufficient lighting at proposed space(s) to reduce the risk of tripping and damage to charging station from vehicle impact or vandalism; light levels above two foot candles are recommended
- ✓ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information)
- ✓ Determine availability of space for informative signing
- ✓ EVSE with multiple cords should be placed to avoid crossing other parking spaces
- ✓ All available charging station mounting options should be considered and optimized for the space
- ✓ Determine if hazardous materials were located at the site

PARKING DECKS

- ✓ Place EVSE towards the interior of a parking deck to avoid weather-related impacts on equipment

PARKING LOTS

- ✓ Avoid existing infrastructure and landscaping to mitigate costs, potential hazards and other negative impacts

ON-STREET

- ✓ Install on streets with high foot and vehicle traffic to mitigate vandalism
- ✓ Avoid existing infrastructure to mitigate costs, potential hazards and other negative impacts
- ✓ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information)

		<ul style="list-style-type: none"> ✓ For pull-in spaces, EVSE should be placed in front of the space and either centered on the space if placed between two spaces (if two connectors are available); EVSE with more than two connectors should not be used in on-street applications ✓ For parallel parking locations, the charging station should be installed at the front third of the parked vehicle and based on the direction of traffic flow; EVSE with a single connector is recommended to reduce potential trip hazards
<p>Phase 4 Contractor Installation Preparation</p>	<ul style="list-style-type: none"> ✓ Mount the connector at a height between 36" and 48" from the ground (NEC 625.29) unless otherwise indicated by the manufacturer ✓ Install wall or pole-mount stations and enclosures at a height between 36" and 48" ✓ Ensure sufficient space exists around electrical equipment for safe operation and maintenance (NEC 110.26); recommended space is 30" wide, 3' deep and 6'6" high ✓ Minimize tripping hazards and utilize cord management technologies when possible ✓ Equipment operating above 50 volts must be protected against physical damage (NEC 110.27); ensure the vehicle is out of the line of vehicle travel and use wheel stops or other protective measures ✓ EVSE must be located such that ADA routes maintain a pathway of 36" at all times 	
<p>Phase 5 Installation</p>	<ul style="list-style-type: none"> ✓ Residential garages may permit the use of nonmetallic-sheathed cable in lieu of conduit 	<ul style="list-style-type: none"> ✓ Run conduit from power source to station location ✓ For EVSE greater than 60 amperes, a separate disconnect is required (NEC 625.23) and should be installed concurrently with conduit and visible from the EVSE
<ul style="list-style-type: none"> ✓ Post permit at site in visible location ✓ Remove material to run conduit and/or wiring (i.e., drywall, insulation, pavers, concrete, pavement, earth, etc. ✓ Contractors are encouraged to examine requirement for installation sites and types of wiring in Chapter 3 of the NEC ✓ Pull wiring; charging stations require a neutral line and a ground line and equipment is considered to be a continuous load 		

	<ul style="list-style-type: none"> ✓ Conductors should be sized to support 125% of the rated equipment load (NEC 625.21) ✓ Preparing mounting surface and install per equipment manufacturer instructions ✓ Floor-mount: typically requires a concrete foundation with J-bolts on station base; place with space to allow conductors to enter through the base ✓ Wall/pole/ceiling-mount: install brackets for mounting of the equipment ✓ Install bollard(s) and/or wheel stop(s) as needed ✓ Install informative signage to identify the EVSE and potential trip hazards ✓ Install additional electrical panels or subpanels as needed ✓ Install service upgrades, new service and/or new meter as needed; utility may also pull a meter to allow for charging station wires to be connected to a panel ✓ Make electrical connection ✓ Perform finish work to repair existing infrastructure, surfaces and landscaping
Phase 6 Inspection	<ul style="list-style-type: none"> ✓ An initial electrical inspection by applicable building, fire, environmental and electrical authorities should occur after conduit has been run and prior to connecting equipment and running wires; if necessary, contractor should correct any issues and schedule a second rough inspection ✓ If required, the inspector will perform a final inspection to ensure compliance with NEC and other codes adopted within the jurisdiction by inspecting wiring, connections, mounting and finish work ✓ Contractor should verify EVSE functionality
Additional Resources	<ul style="list-style-type: none"> ✓ National Codes and Standards ✓ American National Standards Institute (ANSI) ✓ National Fire Protection Association (NFPA) ✓ Underwriters Laboratories, Inc. (UL) ✓ International Association of Electrical Inspectors (IAEI) ✓ International Code Council (ICC) ✓ NECA-NEIS Standards ✓ NECA and NFPA Webinars ✓ Electrical Vehicle Infrastructure Training Program (EVITP) Installer Training Course/Certification

Approval Limited to Health and Safety Review - EVCS project review limited to health and safety requirements under local, state, and federal law.

EVCS Not Subject to Association Approval - EVCS permit approval not subject to approval of an association (as defined in California Civil Code, Section 4080).