




**City of Milpitas  
Building And Safety Department**

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**COMMERCIAL OR MULTI-  
FAMILY ELECTRIC VEHICLE  
(EV) CHARGING STATION**

<b>Policy:</b>	BDP-BLG17
Effective Date:	3/31/2011
Proposed by:	BYC
Last Reviewed/ Revised:	2/8/18
Revised by:	BYC
Approved By: Gary King Acting Chief Building Official	

**CODE REFERENCE (S):**

**2016 California Electrical Code (CEC)  
2016 California Building Code (CBC)  
2016 California Green Building Standards Code (CGBSC)  
Underwriters Laboratory (UL) listed charging system**

**ISSUE (S):**

The employment of electrical vehicles will greatly help to reduce the air pollutants to meet the State and Federal emission targets. Efficient permitting and inspection for EV electric charging system will help encourage the use of EV in California. Currently, there is no clear requirement in the building code regarding accessibility with EV charging station in multi-family residential construction. A policy will provide consistency in EV permit approval.

**PROPOSED GUIDELINE:**

A building permit is required for an EV charging system to be installed on commercial, industrial or multi-family dwelling properties.

**Accessibility requirement:**

Multi-family residential projects:

- EV charging spaces dimensions shall comply with CalGreen sec. 4.106.4.2.2.
- EV charging spaces shall be located on an accessible route, complying with one of the options in CalGreen sec. 4.106.4.2.1.
- An informational sign shall be posted with suggested wording: “Parking for Electrical Vehicle Charging Only”. Suggested wording for the accessible space: “Accessible Parking for Electrical Vehicle Charging Only. Allowed for Disable and Non-Disable People”.
- The accessible charging station equipment shall meet all applicable reach range provisions and accessible path under the current CBC accessibility requirement.
- The EV charging space(s) may be counted towards the number of required low-emitting/fuel-efficient parking in the CGBSC.

### Commercial and industrial projects:

- EV charging spaces shall comply with CBC sec. 11B-228.3 and 11B-812.

### **Other requirements:**

- Charging system equipment, EVSE (Electric Vehicle Service Equipment), installed inside individual garage of multi-family dwellings shall comply with the permit and installation requirements for EV charging system in single family dwelling, with the exception that Homeowners' Association or owner's approval (in the case of rental property) is required. Charging stations installed outside the multi-family dwelling buildings shall follow this guideline.
- Publicly available charging system shall follow this guideline. But lighting and shelter are important consideration at public sites.
- Identify all EV charging station locations on the plan.
- Identify if site is in the flood zone. If so, charging station shall be elevated or designed according to the flood requirement.
- Identify if a second electric meter is required to be installed because of electric utility rate for EV charging.
- EV system with UL listed number or other approved nationally recognized testing laboratory shall be provided on plan.
- Provide electric load calculation and design for the charging stations. Dedicated new branch circuits from the central meter distribution panel to the charging station may be required.
- Planning, Engineering and Fire Departments approval may be required.
- EVSE shall be installed in accordance with manufacturer's guideline and shall be suitable for the environment (indoor/outdoor). Manufacturer installation guideline shall be available for the inspector at the site.