

1 [Building Code - Electric Vehicle Charging Stations - Expedited Permit Process]

2

3 **Ordinance amending the Building Code to enact an expedited and streamlined permit**
4 **process for Electric Vehicle Charging Stations; affirming the Planning Department’s**
5 **determination under the California Environmental Quality Act; and directing the Clerk**
6 **to forward this Ordinance to the California Building Standards Commission upon final**
7 **passage.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
18 ordinance comply with the California Environmental Quality Act (California Public Resources
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
20 Supervisors in File No. 180090 and is incorporated herein by reference. The Board affirms
21 this determination

22 (b) On _____2018, the Building Inspection Commission considered this
23 ordinance at a duly noticed public hearing pursuant to Charter Section D3.750-5.

24 (c) On January 1, 2016, Assembly Bill 1236 went into effect. AB 1236 added
25 Section 65850.7 to the California Government Code, requiring every city, county, or city and
county with a population of 200,000 or more residents to adopt an ordinance by

1 September 30, 2016, that creates an expedited, streamlined permitting process for electric
2 vehicle charging stations and a checklist of requirements consistent with the Legislature’s
3 goals and intent.

4 (d) In Section 65850.7(a), the Legislature finds and declares that:

5 (1) Implementation of consistent statewide standards to achieve the timely and
6 cost-effective installation of electric vehicle charging stations is a matter of statewide concern.

7 (2) It is the policy of the state to promote and encourage the use of electric
8 vehicle charging stations and to limit obstacles to their use.

9 (3) It is the intent of the Legislature that local agencies comply not only with the
10 language of Section 65850.7 but also with the legislative intent to encourage the installation of
11 electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting
12 for charging stations so long as such action does not supersede the building official’s authority
13 to identify and address higher priority life-safety situations.

14 (e) The City and County of San Francisco has been in compliance with the goals
15 and mandate of AB 1236 through the Department of Building Inspection’s administrative
16 implementation of the expedited permit process being codified in this ordinance. The permit
17 fee currently being charged is the fee listed in Building Code Section 110A, Table 1A-E for
18 Category 3 - Service Distribution and Utilization Equipment. This ordinance neither
19 establishes nor increases the permit fee, but simply lists it as a separate item under Category
20 5 – Miscellaneous Installations.

21

22 Section 2. California Health and Safety Code Section 17958.7. No findings are
23 required for this ordinance under Section 17958.7 because the ordinance enacts the
24 expedited permit process for EV charging stations required by California Government Code
25 Section 65850.7. It does not amend a “building standard” as defined in Section 18909 of the

1 California Health and Safety Code or modify the checklists and standards found in the
2 Guidebook cited in Government Code Section 65850.7.

3
4 Section 3. The Building Code is hereby amended by adding Section 106A.1.16, to
5 read as follows:

6 **106A.1.16 Electric Vehicle (EV) Charging Stations; permit and fee.** An electrical permit obtained by
7 a California state licensed Electrical Contractor is required to install an EV Charging Station, as
8 defined in Section 202 of this Code, and any associated wiring. An electrical permit is also required for
9 the alteration or modification of any portion of the electrical system on the property. See Section 110A,
10 Table 1A-E – Electrical Permit Fee Issuance and Inspection Fee Schedule for the applicable fees.

11 **EXCEPTION:** A permit is not required to install a Residential Electrical Vehicle Charger that
12 uses a 120 VAC power supply if a new receptacle outlet is not needed for the charger.

13 **106A.1.16.1 General requirements.**

14 1. The EV Charging Station and its installation shall comply with Article 625 and other
15 applicable sections of the Electrical Code, and all applicable sections of the Mechanical Code,
16 Building Code, and Fire Code. The installation shall also meet any safety and performance standards
17 established by the Society of Automotive Engineers, the National Electrical Manufacturers Association,
18 accredited testing laboratories such as Underwriters Laboratories, and the California Public Utilities
19 Commission that the Building Official determines shall apply.

20 2. New construction and certain major alterations, as those terms are defined in Section 202 of
21 the Green Building Code, are subject to the requirements of Section 4.103.3.3 and other applicable
22 sections of the Green Building Code, per Ordinance No. 92-17, enacted in April 2017.

23 3. All electrical materials, devices, fittings, and associated equipment shall be listed by a
24 nationally recognized testing laboratory.

1 4. Level 2 electric vehicle supply equipment shall be permanently connected and fastened in
2 place per the manufacturer's instructions and Section 625.44 of the Electrical Code. The anchorage of
3 either floor-mounted or wall-mounted stations shall comply with the Building Code and Electrical
4 Code.

5 5a. For indoor locations, the coupling means of the electric vehicle supply equipment shall be
6 stored at a height of not less than 18 inches and not more than 48 inches above the finished floor level.

7 5b. For outdoor locations, the coupling means of the electrical vehicle supply equipment shall
8 be stored or located at a height of not less than 24 inches above grade level.

9 **106A.1.16.2 Application submittal requirements. The applicant must submit the following information**
10 **before the Department considers the application for an EV Charging Station permit to be complete.**
11 **The application, and the information and documentation required by this Section 106A.1.16.2, may be**
12 **submitted electronically.**

13 1. an electrical plan and calculations signed and stamped by either a California registered
14 Electrical Engineer or the licensed Electrical Contractor who is responsible for design and installation
15 of the system;

16 2. a line diagram that includes all relevant information regarding the electrical charger,
17 panels, raceways, wire types and sizes, utility service main breaker ampacity, and utility service
18 voltage;

19 3. if applicable, identification of the type of Residential Electrical Vehicle Charger being
20 installed;

21 4. current manufacturer specification sheets for major components of the system;

22 5. information from the manufacturer indicating whether or not ventilation is required;

23 6. if ventilation is required, mechanical ventilation shall be labeled on the electrical plan;

24 7. a site plan approximately to scale that includes the locations of new and existing panels,
25 meter, charging unit, and associated items;

1 8. a completed Department service load calculation form;

2 9. an electrical panel schedule; and

3 10. listing and labeling information from an approved nationally recognized testing laboratory.

4 **106A.1.16.3 Permit review and issuance.** An application for more than two EV Charging Stations
5 requires review by the Electrical Division. If a ventilation and/or battery system is required, review by
6 the Electrical Division and Mechanical Division may be required. An application for two or fewer EV
7 Charging Stations is issued over the counter; provided, however, that if installation of the EV Charging
8 Station(s) would result in more than two EV Charging Stations on the property, a review by the
9 Electrical Division is required.

10 **106A.1.16.4 Inspections.** Inspections by the Electrical Division are required for EV Charging Station
11 installations, and for any alteration or modification of the electrical system on the property.

12
13 Section 4. The Building Code is hereby amended by revising Section 110A, Table 1A-
14 E, to read as follows:

15 **SECTION 110A – SCHEDULE OF FEE TABLES**

16 * * * *

17 **TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE**

18 **SCHEDULE**

19 * * * *

20 **Category 5**

21 **Miscellaneous Installations**

22 Installation of EV Charging Station Same fee as is applicable for Category 3 - Service
23 Distribution and Utilization Equipment.

24 * * * *

1 Section 5. Pursuant to the requirements of California Government Code Section
2 65850.7(g)(2), the Department of Building Inspection shall publish on its website the
3 requirements set forth in Section 106A.1.16.2 of the Building Code.

4
5 Section 6. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor’s veto of the ordinance.

9
10 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the “Note” that appears under
15 the official title of the ordinance.

16
17 Section 8. Directions to Clerk. The Clerk of the Board of Supervisors is hereby directed
18 to forward a copy of this ordinance to the California Building Standards Commission upon final
19 passage.

20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: _____
23 JUDITH A. BOYAJIAN
24 Deputy City Attorney
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