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Date November 29, 2018
Date 12-14/18

Completed by: Alisa Somera
Completed by:

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

NOTE:

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

Unchanged Code text and uncodified text are in plain Arial font.

Additions to Codes are in single-underline italics Times New Roman font.

Deletions to Codes are in strikethrough italics Times New Roman font.

Board amendment additions are in double-underlined Arial font.

Board amendment deletions are in strikethrough Arial font.

Asterisks (\* \* \* \*) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

- (a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 180090 and is incorporated herein by reference. The Board affirms this determination
- (b) On November 21, 2018, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section D3.750-5.
- (c) On January 1, 2016, Assembly Bill 1236 went into effect. AB 1236 added 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

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

- (d) In Section 65850.7(a), the Legislature finds and declares that:
- (1) Implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern.
- (2) It is the policy of the state to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use.
- (3) It is the intent of the Legislature that local agencies comply not only with the language of Section 65850.7 but also with the legislative intent to encourage the installation of electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting for charging stations so long as such action does not supersede the building official's authority to identify and address higher priority life-safety situations.
- (e) The City and County of San Francisco has been in compliance with the goals and mandate of AB 1236 through the Department of Building Inspection's administrative implementation of the expedited permit process being codified in this ordinance. The permit fee currently being charged is the fee listed in Building Code Section 110A, Table 1A-E for Category 3 Service Distribution and Utilization Equipment. This ordinance neither establishes nor increases the permit fee, but simply lists it as a separate item under Category 5 Miscellaneous Installations.

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

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

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

106A.1.16 Electric Vehicle (EV) Supply Equipment; permit and fee. An electrical permit obtained by a California state licensed Electrical Contractor is required to install Electric Vehicle Supply Equipment (EVSE) defined in Section 202 of this Code, and the alteration or modification of any portion of the electrical system on the property. See Section 110A, Table 1A-E — Electrical Permit Fee Issuance and Inspection Fee Schedule for the applicable fees.

EXCEPTION: A permit is not required to install a Residential Electrical Vehicle Charger when a plug in type charger is utilizing a previously approved receptacle outlet.

## 106A.1.16.1 General requirements.

- 1. The EV Charging Station and its installation shall comply with Article 625 and other applicable sections of the Electrical Code, and all applicable sections of the Mechanical Code, Building Code, and Fire Code. The installation shall also meet any safety and performance standards established by the Society of Automotive Engineers, the National Electrical Manufacturers Association, accredited testing laboratories such as Underwriters Laboratories, and the California Public Utilities Commission that the Building Official determines shall apply.
- 2. New construction and certain major alterations, as those terms are defined in Section 202 of the Green Building Code, are subject to the requirements of Sections 4.103.3.3 and 5.103.3 and other applicable sections of the Green Building Code, per Ordinance No. 92-17, enacted in April 2017.
- 3. All electrical materials, devices, fittings, and associated equipment shall be listed by a nationally recognized testing laboratory.

- 4. Level 2 EVSE shall be connected and fastened in place per the manufacturer's instructions and Section 625.44 of the Electrical Code. The anchorage of either floor-mounted or wall-mounted stations shall comply with the Building Code and Electrical Code.
- 5. For indoor locations, the coupling means of the EVSE shall be stored at a height of not less than 18 inches and not more than 48 inches above the finished floor level.
- 6. For outdoor locations, the coupling means of the EVSE shall be stored or located at a height of not less than 24 inches above grade level.

# 106A.1.16.2 Application submittal requirements.

- 1. Consistent with existing procedures, the Department shall continue to allow a California state licensed Electrical Contractor registered with the Department to obtain an electrical permit for installation of electrical materials, devices, fittings, and associated equipment. Where the scope of a project, including installation of an EV Charger, solely requires an electrical permit, such a permit shall continue to be available electronically and over the counter to licensed Electrical Contractors registered with the Department. The Department shall publish guidance clarifying conditions where an electrical permit is sufficient.
- 2. For projects which require additional review or permits, the Department shall publish guidance clarifying when any or all of the following are required in order for an EV Charging Station permit to be complete. The application, and the information and documentation required by this Section 106A.1.16.2, may be submitted electronically.
- (a) an electrical plan and calculations signed and stamped by either a California registered Electrical Engineer or the licensed Electrical Contractor who is responsible for design and installation of the system;
- (b) a line diagram that includes all relevant information regarding the electrical charger, panels, raceways, wire types and sizes, utility service main breaker ampacity, and utility service voltage;

- 1	$\cdot$
1	(c) if applicable, identification of the type of EV Charger being installed;
2	(d) current manufacturer specification sheets for major components of the system;
3	(e) information from the manufacturer indicating whether or not ventilation is required
4	(f) if ventilation is required, a mechanical plan signed and stamped by either a
5	California registered Mechanical Engineer or the licensed Mechanical Contractor responsible for the
6	ventilation design;
7	(g) a site plan approximately to scale that includes the locations of new and existing
8	panels, meter, charging unit, and associated items;
9	(h) a completed Department service load calculation form;
0	(i) an electrical panel schedule; and
1	(j) listing and labeling information from an approved nationally recognized testing
2	<u>laboratory.</u>
3	106A.1.16.3 Inspections. Inspections by the Electrical Division are required for EV Charging Station
4	installations, and for any alteration or modification of the electrical system on the property, including
5	the installation of EVSE.
6	
7	Section 4. The Building Code is hereby amended by revising Section 110A, Table 1A-
18	E, to read as follows:
19	SECTION 110A – SCHEDULE OF FEE TABLES
20.	* * * *
21	TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE
22	SCHEDULE
23	* * *
24	Category 5
25	Miscellaneous Installations

By:

<u>Installation of EV Charging Station</u> <u>Same fee as is applicable for Category 3 - Service</u>

<u>Distribution and Utilization Equipment.</u>

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

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

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

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

APPROVED AS TO FORM:

DENNIS J. MERRERA, City Attorney

JUDITH A. BOYAJIAN Deputy City Attorney

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# REVISED LEGISLATIVE DIGEST

(Substituted, 11/13/2018)

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

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

# **Existing Law**

Building Code Section 110A, Table 1A-E establishes the fees for electrical permit issuance and inspection. The fee that the Department of Building Inspection currently charges for the installation of an Electric Vehicle ("EV") Charging Station is the fee listed in Category 3 for Service Distribution and Utilization Equipment.

#### Amendments to Current Law

Section 106A.1.16 is added to the Building Code to codify the Department of Building Inspection's existing administrative process for streamlining and expediting the review and approval of applications for a permit to install an EV Charging Station. Section 110, Table 1A-E is amended to list Installation of EV Charging Stations separately under Category 5 - Miscellaneous Installations, with the same fee that is currently being charged.

#### **Background Information**

On January 1, 2016, Assembly Bill 1236 went into effect. It added Section 65850.7 to the Government Code, requiring every city, county, or city and county with a population of 200,000 or more residents to adopt an ordinance by September 30, 2016 that creates an expedited, streamlined permitting process for electric vehicle charging stations and a checklist of requirements consistent with the Legislature's goals and intent. City departments currently review applications and issue permits for electric vehicle charging stations through a streamlined and expedited administrative process that complies with the Legislature's mandate and intent.

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# THE COUNTY OF STATE O

### **BUILDING INSPECTION COMMISSION (BIC)**

Department of Building Inspection Voice (415) 558-6164 - Fax (415) 558-6509 1660 Mission Street, San Francisco, California 94103-2414

London N. Breed

Mayor

November 26, 2018

COMMISSION

Ms. Angela Calvillo Clerk of the Board

Angus McCarthy President

Board of Supervisors, City Hall

Debra Walker Vice-President 1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102-4694

Kevin Clinch John Konstin Frank Lee Sam Moss James Warshell Dear Ms. Calvillo:

RE: File No.180090-2

Sonya Harris Secretary

Tom C. Hui Director Ordinance amending the Building Code to enact an expedited and streamlined permit process for Electric Vehicle Charging Stations; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk to forward this Ordinance to the California Building Standards Commission upon final passage.

This amendment was heard at the Code Advisory Committee (CAC) meeting on November 14, 2018. The CAC recommended the adoption of ordinance File #180090-2 as written with one amendment, to add a target date of 12-month time limit to page 4 line 14. "The Department shall publish guidance clarifying conditions where an electrical permit is sufficient."

The Building Inspection Commission met and held a public hearing on November 21, 2018 regarding File No. 180090-2 on the proposed amendment to the San Francisco Building Code referenced above. Mr. Barry Hooper of the Department of Environment mentioned the CAC's amendment, and the Commissioners had no objection. The Commissioners voted unanimously to support this proposed amendment.

The Commissioners voted to **recommend approval** of the proposed Ordinance **with suggested modifications**, as follows: Add a target date of a 12-month time limit to page 4 line 14. "The Department shall publish guidance clarifying conditions where an electrical permit is sufficient."

President McCarthy Commissioner Clinch Commissioner Lee

Yes Abstained Yes Vice-President Walker Commissioner Konstin Commissioner Moss

Yes Excused Excused

Commissioner Warshell

Yes

Should you have any questions, please do not he sitate to call me at 558-6164.

Sincerely,

Sonya Harris Commission Secretary

cc:

Tom C. Hui, S.E., Director Mayor London N. Breed Supervisor Katy Tang Supervisor Aaron Peskin Board of Supervisors



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 15, 2018

File No. 180090-2

Lisa Gibson Environmental Review Officer Planning Department 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear Ms. Gibson:

Attachment

On November 13, 2018, Supervisor Tang introduced the following proposed substitute legislation:

File No. 180090-2

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

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change

c: Joy Navarrete, Environmental Planning in the environment. Laura Lynch, Environmental Planning

Joy Navarrete Digitally signed by Joy Navarrete DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US
Date: 2018.11.21 13:46:15 -08'00'



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

February 6, 2018

File No. 180090

Lisa Gibson Environmental Review Officer Planning Department 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear Ms. Gibson:

On January 23, 2018, Supervisor Tang introduced the following proposed legislation:

File No. 180090

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

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for By: Alisa Somera, Legislative Deputy Director Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning Laura Lynch, Environmental Planning Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy Navarrete 2/16/18



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

# MEMORANDUM

TO:

Tom Hui, Director, Department of Building Inspection

Sonya Harris, Secretary, Building Inspection Commission

FROM:

Erica Major, Assistant Clerk

Land Use and Transportation Committee

DATE:

November 15, 2018

SUBJECT:

SUBSTITUTE LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following substitute legislation, introduced by Supervisor Tang on January 23, 2018:

File No. 180090-2

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

The proposed substitute ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: <a href="mailto:alisa.somera@sfgov.org">alisa.somera@sfgov.org</a>.

c: William Strawn, Department of Building Inspection Carolyn Jayin, Department of Building Inspection



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
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November 15, 2018

File No. 180090-2

Lisa Gibson Environmental Review Officer Planning Department 1650 Mission Street, Ste. 400 San Francisco, CA 94103

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This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk

Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning Laura Lynch, Environmental Planning



City Hall
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February 6, 2018

File No. 180090

Lisa Gibson Environmental Review Officer Planning Department 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear Ms. Gibson:

On January 23, 2018, Supervisor Tang introduced the following proposed legislation:

File No. 180090

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Angela Calvillo, Clerk of the Board

Ry: Alisa Somera, Legislative Deputy Director Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning Laura Lynch, Environmental Planning



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

# MEMORANDUM

TO:

Tom Hui, Director, Department of Building Inspection

Sonya Harris, Secretary, Building Inspection Commission

FROM:

Alisa Somera, Legislative Deputy Director Land Use and Transportation Committee

DATE:

February 6, 2018

SUBJECT:

LEGISLATION INTRODUCED

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File No. 180090

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The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: <a href="mailto:alisa.somera@sfgov.org">alisa.somera@sfgov.org</a>.

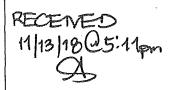
c: William Strawn, Department of Building Inspection Carolyn Jayin, Department of Building Inspection

Print Form

# **Introduction Form**

By a Member of the Board of Supervisors or the Mayor

I hereby submit the following item for introduction (select only one):



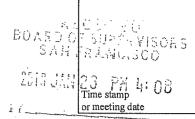
Time stamp or meeting date

	1. For reference to Committee.	•
	An ordinance, resolution, motion, or charter amendment.	
	2. Request for next printed agenda without reference to Committee.	
	3. Request for hearing on a subject matter at Committee.	
	4. Request for letter beginning "Supervisor	inquires"
	5. City Attorney request.	,
	6. Call File No. from Committee.	
	7. Budget Analyst request (attach written motion).	
$\boxtimes$	8. Substitute Legislation File No. 180090	
	9. Request for Closed Session (attach written motion).	
	10. Board to Sit as A Committee of the Whole.	
	11. Question(s) submitted for Mayoral Appearance before the BOS on	
Pleas	te check the appropriate boxes. The proposed legislation should be forwarded to the following Small Business Commission	ssion
Note:	For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative	
Sponse	or(s):	
Katy '	Tang, Perkin	
Subje	ct:	
Build	ing Code - Electric Vehicle Charging Stations - Expedited Permit Process	
The to	ext is listed below or attached:	
Please	e see attached	
	1/01	
-	Signature of Sponsoring Supervisor:	
For C	Clerk's Use Only:	

**Print Form** 

# **Introduction Form**

By a Member of the Board of Supervisors or the Mayor



I hereby submit the following item for introduction (select only one):	± [	or meeting date
1. For reference to Committee. (An Ordinance, Resolution, Motion, or Committee)		
2. Request for next printed agenda Without Reference to Committee.	e i de la companya d La companya de la companya de	The second secon
☐ 3. Request for hearing on a subject matter at Committee.		
☐ 4. Request for letter beginning "Supervisor		inquires"
☐ 5. City Attorney request.		_
6. Call File No. from Committee.		
7. Budget Analyst request (attach written motion).		
8. Substitute Legislation File No.		
9. Reactivate File No.		
☐ 10. Question(s) submitted for Mayoral Appearance before the BOS on		
Please check the appropriate boxes. The proposed legislation should be forward Small Business Commission Youth Commission  Planning Commission Building Inspec	☐ Ethics Comm	ission
Note: For the Imperative Agenda (a resolution not on the printed agenda), a	use a Imperative	Form.
Sponsor(s):	•	
Tang		
Subject:	٠.	
Building Code - EV Charging Stations - Expedited Permit Process		
The text is listed below or attached:		•
Attached.	0)	
Signature of Sponsoring Supervisor:	<u> </u>	
For Clerk's Use Only:		