



OVERVIEW OF ELECTRIC VEHICLE CHARGING REGULATIONS

What projects are affected?

City Council Ordinance 2019-22, which was adopted by the City Council on November 13, 2019 effects all **new** residential and non-residential projects as well as non-residential **additions and alterations greater than 10,000 square feet**. The Ordinance is effective on January 1, 2020.

What are the requirements?

Required equipment is based on building type as follows:

New one- and two-family dwellings, including townhouses with private garages:

- Each unit must include a dedicated 208/240-volt branch circuit rated to 40 amperes minimum.

New Multi-Family Dwellings:

- At least 15% of the total number of parking spaces, but in no case less than one space, shall be equipped with fully operational electric vehicle supply equipment.

New Non-Residential Buildings, including Non-Residential portions of mixed used buildings, hotels and motels:

- At least 8% of parking spaces provided for all types of parking facilities, but in no case less than one space, shall be equipped with fully operational electric vehicle supply equipment.

Non-Residential Additions and Alternations of Buildings, including Non-Residential portions of mixed used buildings, hotels and motels of 10,000 sq. ft. or greater:

- At least 8% of parking spaces provided for all types of parking facilities, but in no case less than one space, shall be equipped with fully operational electric vehicle supply equipment.

Are there any exceptions?

Exceptions may be made on a case-by-case basis where the building official determines that EV charging is infeasible due to the following:

- 1) where there is either no commercial power supply;
- 2) where there is an increase to the utility upgrade cost by more than \$400 per dwelling unit;
- 3) Where there will be an impact to existing parking requirements for hotels, motels, and non-residential building additions and alterations greater than 10,000 square feet;
- 4) or other conditions as determined by the City.

Where can I obtain additional information?

For more information, contact the Development Services Department at planning@encinitasca.gov or call 760-633-2710. You can also visit the department's public counter to learn more. We are located at:

City of Encinitas
Development Services Department
505 South Vulcan Avenue
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