



CITY OF ENCINITAS Electric Vehicle Charging Regulations

Encinitas Municipal Code Section 23.12.110 E



What projects are affected?

Ordinances 2022-14 and 2024-04 affect all **new** residential, hotel/motel, and nonresidential projects as well as hotel/motel and nonresidential **additions and alterations greater than 10,000 square feet**. These requirements supplement the State code; refer to the California Green Building Standards Code (CALGreen), Title 24, Part 11 for additional requirements.

What are the requirements?

Required equipment is based on building type as follows:

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

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

New multifamily Dwellings:

- At least 15% of the total number of parking spaces, but in no case less than one space, shall be equipped, at a minimum, with fully operational Level 2 electric vehicle supply equipment (ESVE).
- At least 40% shall have Low Power Level 2 EV Receptacles.
- At least 40% of units with assigned spaces shall have a Low Power Level 2 Receptacle connected to the unit's electric meter.
- At least 33% of the Level 2 EV Spaces shall have J1772 connectors.

New hotel/motel:

- At least 10% of parking spaces provided for all types of parking facilities, but in no case less than one space, shall be equipped, at a minimum, with fully operational Level 2 electric vehicle supply equipment (ESVE).
- At least 40% shall have Low Power Level 2 EV Receptacles.
- At least 50% of the Level 2 EV Spaces shall have J1772 connectors.

New nonresidential:

- At least 8% of parking spaces provided for all types of parking facilities, but in no case less than one space, shall be equipped, at a minimum, with fully operational Level 2 electric vehicle supply equipment (ESVE).
- At least 15% shall be EV-Capable spaces (see CALGreen Section 5.106.5.3 for specifics).
- At least 33% of the Level 2 EV Spaces shall have J1772 connectors.

Nonresidential Additions and Alterations of Buildings, including Nonresidential 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, at a minimum, with fully operational Level 2 electric vehicle supply equipment (ESVE).

Are there any exceptions?

No exceptions exist for single-family projects. The code allows for exceptions for multifamily projects on a case-by-case basis where the building official determines that EV charging is infeasible due to the following:

- 1) Where there is no local utility power supply, or the local utility is unable to supply adequate power.
- 2) Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3.2.1, may adversely impact the construction cost of the project.
- 3) 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.

City of Encinitas Development Services Department
505 South Vulcan Avenue, Encinitas CA 92024
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