

NONRESIDENTIAL EV CHARGING REQUIREMENTS

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Purpose		
<p>The following handout contains information regarding the EV Charging Space requirements for nonresidential developments, according to Ordinance 1049. The requirements listed below apply to building permit applications submitted after November 23, 2018.</p>		
Definition of Terms		
<p>The table below provides Code definitions and expanded explanations for the terms used in the Nonresidential EV Charging Requirements. Please refer to the definitions in Chapter 2 of the California Green Building Standards for additional information.</p>		
Term	Building Code Definition	Explanation
Electric Vehicle (EV) Charger	Off-board charging equipment used to charge an electric vehicle.	The EV Charger is the equipment that connects to the EV to provide electricity. In some cases, multiple charging heads may stem from a unit.
Electric Vehicle Supply Equipment (EVSE)	The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.	The EVSE includes everything required to provide energy to the EV. Working backward from the vehicle, this means the charger is connected to an appropriate outlet or directly wired within a "listed raceway" (i.e., a conduit) leading to a dedicated breaker within the electrical panel that has sufficient electrical capacity to supply the EV with energy when the charger head is connected to the vehicle. For the purposes of calculating the number of spaces with EVSE installed, staff will consider the total number of vehicles in designated spaces that can be served at the same time.
Electric Vehicle Charging Space (EV Space)	A space intended for future installation of EV charging equipment and charging of electric vehicles.	An EV space is a parking space identified for the future installation of EVSE. The requirements for EV spaces vary between residential and nonresidential developments. At a minimum, EV spaces are required to have a "listed raceway" (i.e., a conduit) leading to the parking space, and designated room in the electrical panel for the chargers to be installed in the future. Room for the charger shall also be preserved outside of the required space dimensions ¹ . In some cases, wiring will be required within the conduit. Please review the requirements in the next section for details regarding when wiring will be required.
Electric Vehicle Charging Station (EVCS)	One or more electric vehicle charging spaces served by electric vehicle charger(s) or other charging equipment allowing charging of electric vehicles. Electric vehicle charging stations are not considered parking spaces.	An EV space with the EVSE installed is considered an Electric Vehicle Charging Station (EVCS). Though regulated differently from a Building Code perspective, the City of Menlo Park will count EVCS towards the total number of parking spaces on a site.
Raceway	An enclosed conduit that forms a physical pathway for electrical wiring.	Conduit sufficiently large to fit wiring for the future installation of EVSE. Per the requirements that follow, please note that new construction projects are required to install both a raceway and wiring, while addition/alteration projects need only provide the raceway.

¹. Chargers mounted 48 inches above the slab may encroach into the required clear space dimensions.

Nonresidential EV Charging Requirements

Requirements for nonresidential projects vary depending on whether the proposed project is new construction, or an addition and/or alteration. The table below reflects the thresholds of applicability as well as the requirements for compliance. In all cases, calculations for spaces shall be rounded up to the nearest whole number. Please review the California Green Building Standards Code amendments in [Chapter 12.18](#) of the Municipal Code for additional information. Specifically Sections [5.106.5.3](#), [5.106.5.3.1](#), [5.106.5.3.2](#), and [Table 5.106.5.3.3](#) of Chapter 5 have been amended. Additional clarifications on zoning implementation can be found in the off-street parking chapter of the Zoning Ordinance, item (5) of [Section 16.72.010](#).

	New Construction ¹			Additions and Alterations ¹			
	1 - 9,999 sq.ft.	10,000 - 25,000 sq.ft.	Greater than 25,000 sq.ft.	1 - 9,999 sq.ft.	10,000 - 25,000 sq.ft.	Greater than 25,000 sq.ft.	
EV Spaces ²	No change. See Table 5.106.3.3	15% of the total required parking spaces	Voluntary	Until 11/22/19	1%	Until 11/22/19	2%
				11/23/19 to 11/23/20	3%	11/23/19 to 11/23/20	5%
				After 11/23/20	5%	After 11/23/20	10%
Wiring Required?	Yes			No			
EVSE Installed	No change. See Table 5.106.3.3	10% of total required parking spaces, minimum of one in an EV space	Voluntary	Minimum one in an EV space		One plus 1% of total required parking spaces for the affected area in EV spaces ³	

¹ The EV space requirement is based on the required parking associated with the building where the work is being performed, inclusive of landscape reserve parking. For additions and alterations, percentages are based on the required parking for the affected area of the scope of work.

² For each EV space, a “listed raceway capable of accommodating a 208/240-volt dedicated branch circuit” is required. Requirements for wiring within the conduit vary between new construction and additions and alterations.

³ The maximum number of required EV spaces and electric vehicle supply equipment (EVSE) shall not exceed the requirement for EV spaces for new construction of an equivalent development on a parcel or project site

Nonresidential EV Space Dimensions:

EV spaces in nonresidential developments are required to meet the City of Menlo Park’s parking stall and driveway design guidelines. Typical perpendicular parking spaces are required to be eight feet, six inches by 16 feet, six inches; however, requirements vary based on parking space location and angle of entry. Please review the [parking stall and driveway design guidelines](#) for details.

Nonresidential Accessibility Requirements for EV Spaces

EV spaces for nonresidential developments are governed by the accessibility requirements listed in Section 11B-812 of the California Building Code. Accessible spaces for non-EVs are required to be replaced if EVSE is proposed to be installed in an accessible space. Please review the accessibility requirements in Table 11B-228.3.2.1 in detail to confirm the appropriate type and number of accessible stalls are provided.