

EXHIBIT A

CHAPTER 7-5 BUILDING CODE

ARTICLE 15. ELECTRIC VEHICLE CHARGING STATION PERMITS

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Sec. 7-5-1500 **Purpose and intent.**

The purpose and intent of this article is to promote and encourage the use of electric vehicles by creating an expedited, streamlined, permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This article is intended to comply with the requirements of Government Code Section 65850.7.

Sec. 7-5-1505 **Definitions.**

For purposes of this article, the following words and phrases shall have the meanings provided below:

- A. *Electric vehicle charging station or charging station* means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this article, and delivers electricity from a source outside an electrical vehicle into a plug-in electric vehicle.
- B. *Building Official* means the Chief Building Official of the City of San Leandro or his or her designee.
- C. *Electronic submittal* means the utilization of one or more of the following:
 - (1) E-mail,
 - (2) The internet,
 - (3) Facsimile.
- D. *Feasible method to satisfactorily mitigate or avoid the specific adverse impact* includes, but is not limited to, any cost-effective method, condition or mitigation imposed by the city on another similarly situated application in a prior successful application for a similar permit.

- E. *Specific adverse impact* means a significant, quantifiable, direct and unavoidable impact, based on objective, identified and written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete.

Sec. 7-5-1510 Expedited permitting process.

The Building Official shall implement an expedited, streamlined permitting process for electric vehicle charging stations consistent with this article, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited, streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The City’s adopted checklist shall be published on the City’s website and shall be accessible to the public.

Sec. 7-5-1515 Permit application processing.

- A. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes, but is not limited to, inspection of the following: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; and areas of charging station equipment and vehicle parking.
- B. A permit application that satisfies the information requirements in the City’s adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meet the requirements of the city’s adopted checklist, and are consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7, approve the application and issue all necessary permits.
- C. Approval does not authorize an applicant to energize or utilize the electric vehicle charging station unless and until approval is granted by the applicable electric utility.
- D. An inspection may be required and performed by the Building Official. If an inspection is required, the inspection shall be done in an efficient and timely manner. If the electric vehicle charging station fails the initial inspection, a subsequent inspection may be required.
- E. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

F. Upon a determination of the City Manager that the City has such capabilities, the Building Official shall allow for electronic submittal of permit applications covered by this article and associated supporting documents.

Sec. 7-5-1520 Technical review.

A. If the Building Official makes a finding, based on substantial evidence, that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, the city may require the applicant to apply for a Use Permit pursuant to the City's Zoning Code.

B. In the technical review of an electric vehicle charging station, the Building Official shall not condition the approval of any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

Sec. 7-5-1525 Electric vehicle charging station installation requirements.

A. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or applicable electric utility regarding safety and reliability.

B. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means, and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.