



CleanBC – Go Electric EV Charger Rebate Program

EV Charging for Townhouse Stratas



Welcome



Thank you

VISOA would like to acknowledge the Lkwungen (Esquimalt, and Songhees), Malahat, Scia'new, T'Sou-ke and W_SÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples on whose traditional territories we live and work.

We gratefully acknowledge the financial support of the Province of British Columbia through the Ministry of Energy, Mines and Low Carbon Innovation.



goelectricbc.gov.bc.ca

Today's webinar

- What rebates apply to you
- “Single Family Home” rebate
- Electrical considerations
- Electrical assessment & solutions
- Best practices for stratas
- How to apply for rebates

The  EV Charger program
is administered by BC Hydro and FortisBC.

It provides rebates towards the cost of the purchase and installation of eligible EV charging equipment, and support services for MURBs and workplaces seeking solutions for their EV charging needs.

The sorting hat

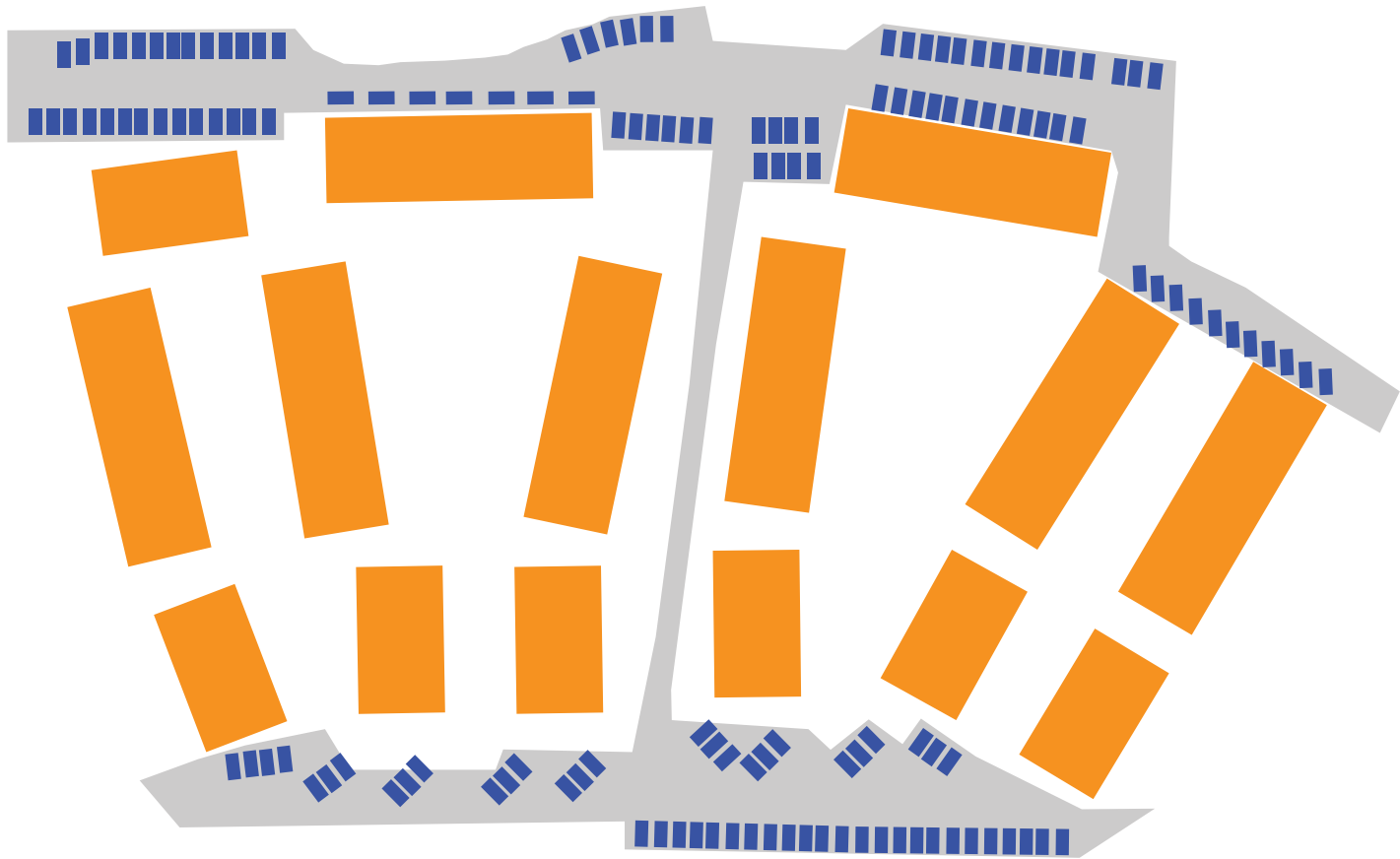


Which CleanBC rebate applies to you?

It depends on:

- Where you park
- Location of the stations

Parking scenario #1



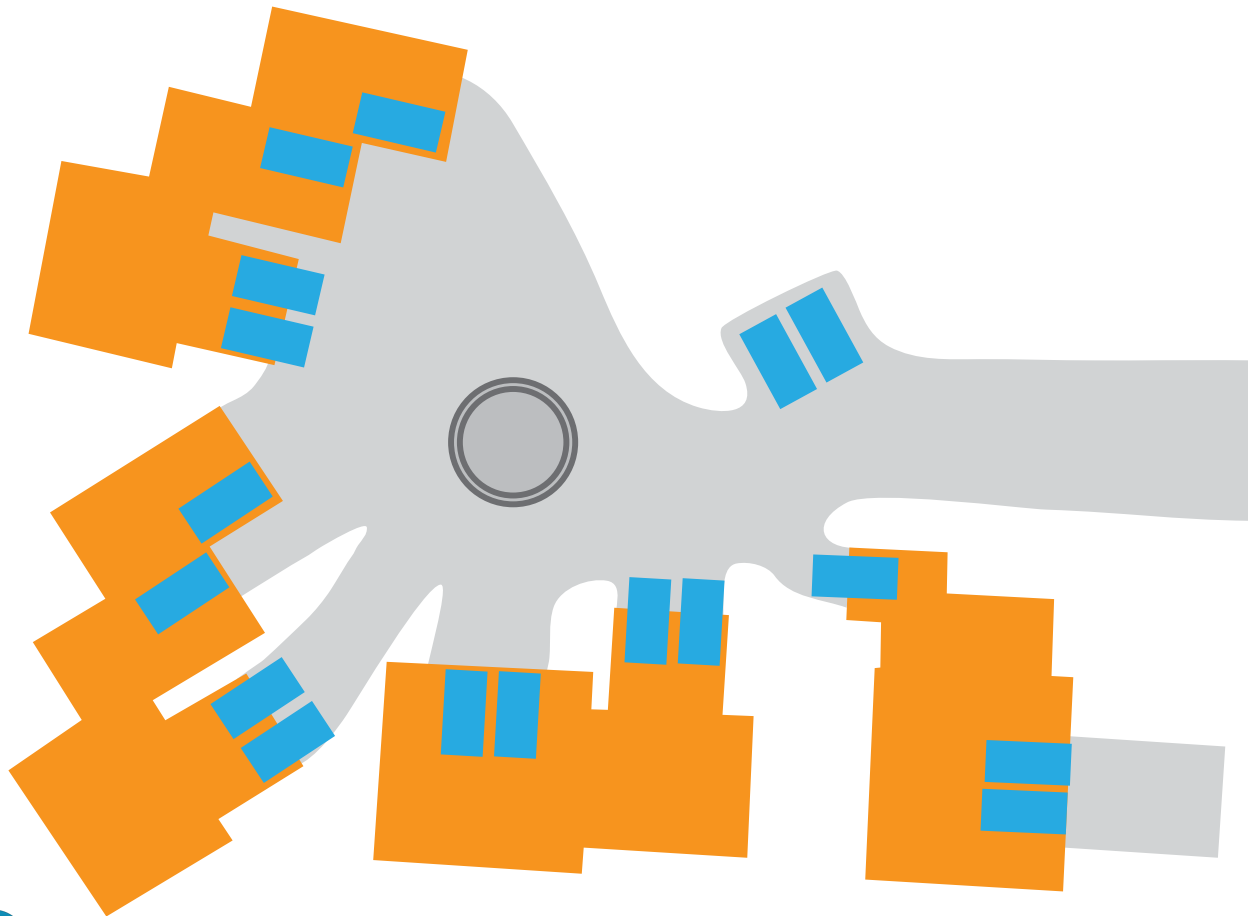


Rebates for parking scenario #1

If using common electricity, the strata corporation is eligible for:

- EV Ready Plan rebate
- Electrical infrastructure rebate
- Charger rebate

Parking scenario #2

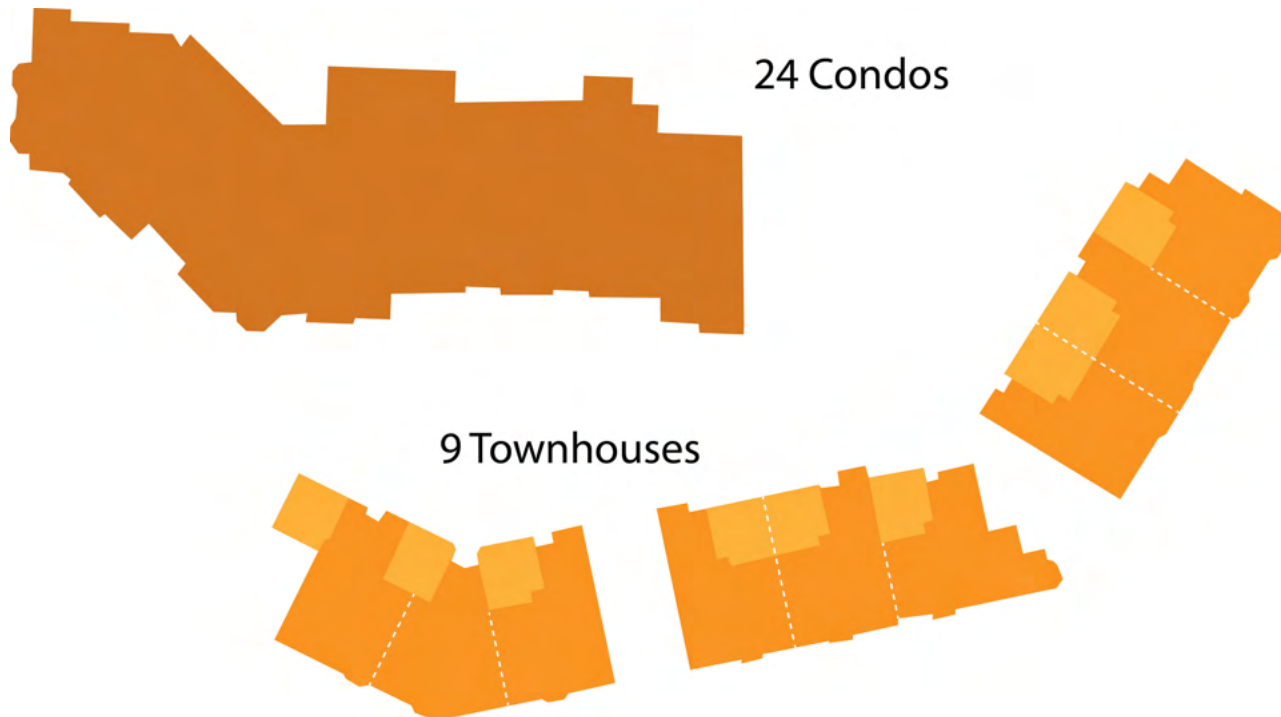


Rebates for parking scenario #2

Units have carports and private garages

- CleanBC calls this “dedicated parking”
- Strata owners are eligible for the Single-Family Home Charging Installation Rebate

Parking scenario #3: mixed building types





Rebates for parking scenario #3

Strata corporation is eligible for

- EV Ready Plan rebate
- Electrical infrastructure rebate
- Charger rebate

Townhouse owners are eligible for

- Single Family Home Charging Installation Rebate



Learn the details about:

- EV Ready Plan rebate
- Electrical infrastructure rebate
 - Charger rebate

Watch the video series on YouTube

Single-Family Home Rebate

- Examples of dedicated parking
 - Private garages
 - Private carports
 - Private driveways
- Usually using electricity from the owner's electrical panel

Single-Family Home Rebate

- BC Strata, more than 6 months old
- New Level 2 charger, hard-wired or plug-in
 - Purchased not leased
 - Wall mounted
- Rebate up to 50% of cost of purchase and installation. Maximum \$350

Request strata permission

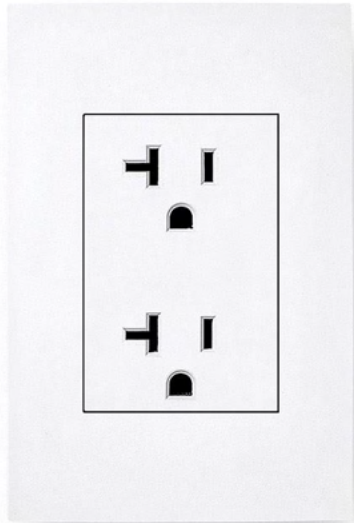
- Rebate doesn't specify you need strata permission, but...
- Installing a charging station is an alteration under the bylaws
- Indemnity agreement
- Electrical considerations
- Responsibility under *Strata Property Act*



Electrical Considerations

There are common misconceptions about installing and using a charging station in a private garage, carport, or driveway.

Level 1

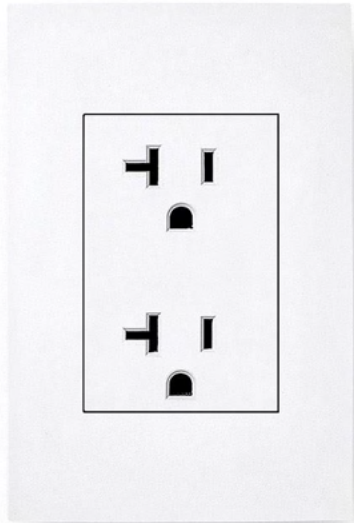


120-Volt outlet

Q: Can I plug my Level 1 charger into any outlet?

A: It's recommended to install a new outlet on a dedicated circuit.

Level 1



120-Volt outlet

Outlets on shared circuits were never intended to be used for EV charging.

Strata could make a bylaw requiring a dedicated circuit for Level 1 charging.

Level 2



SAE J1772 Plug

Q: Do I need a permit to install a level 2 charging station?

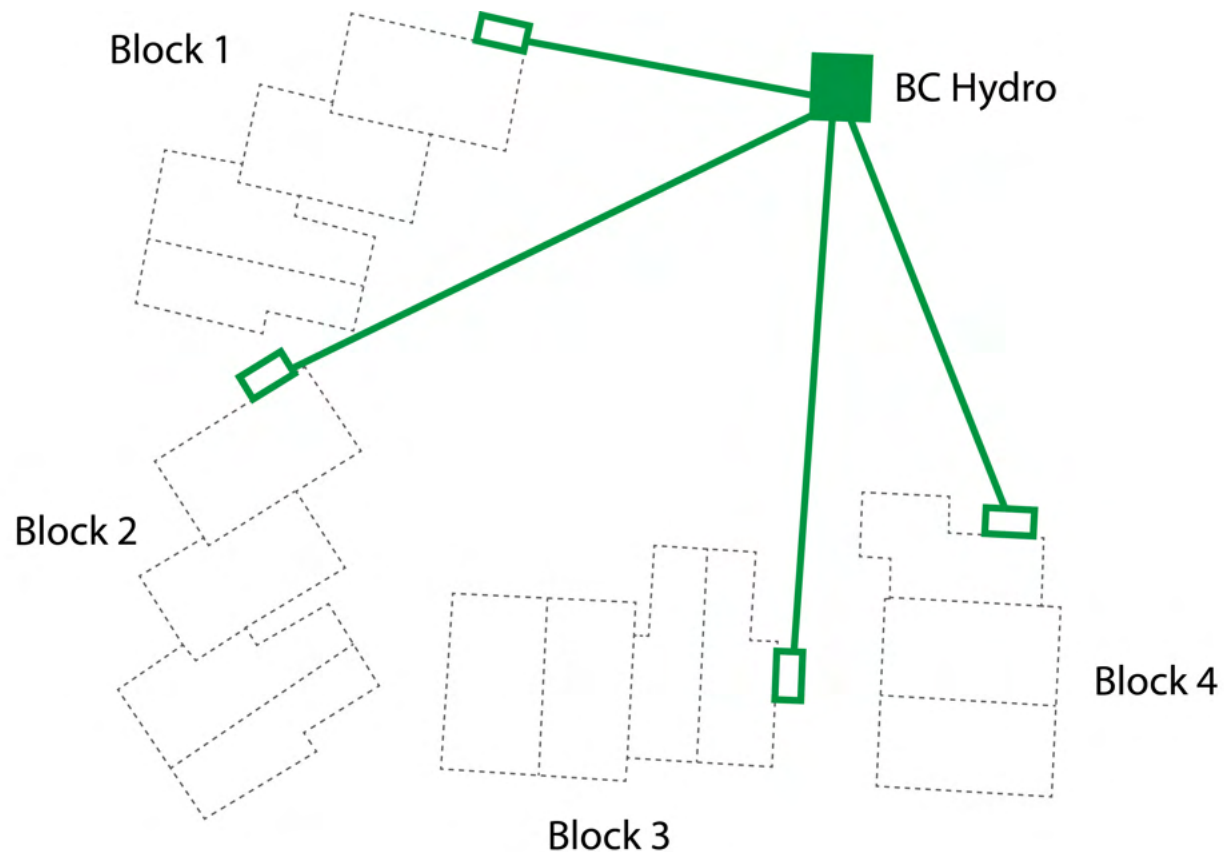
A: Yes!



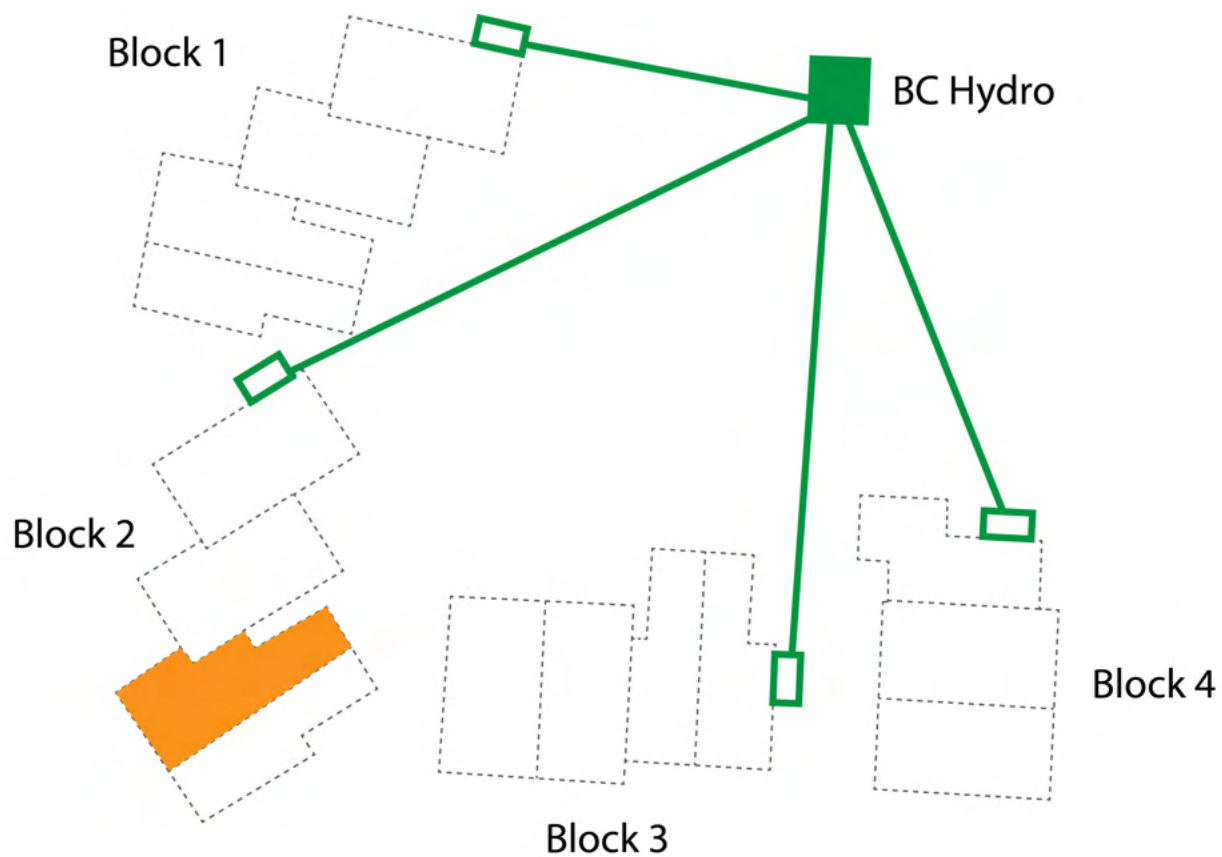
Electrical Assessment

- It's my electrical panel. Why does the electrical load need to be calculated for my building and/or the whole strata complex?
- Examples of 2 properties and what electrical assessments are required by the Electrical Code

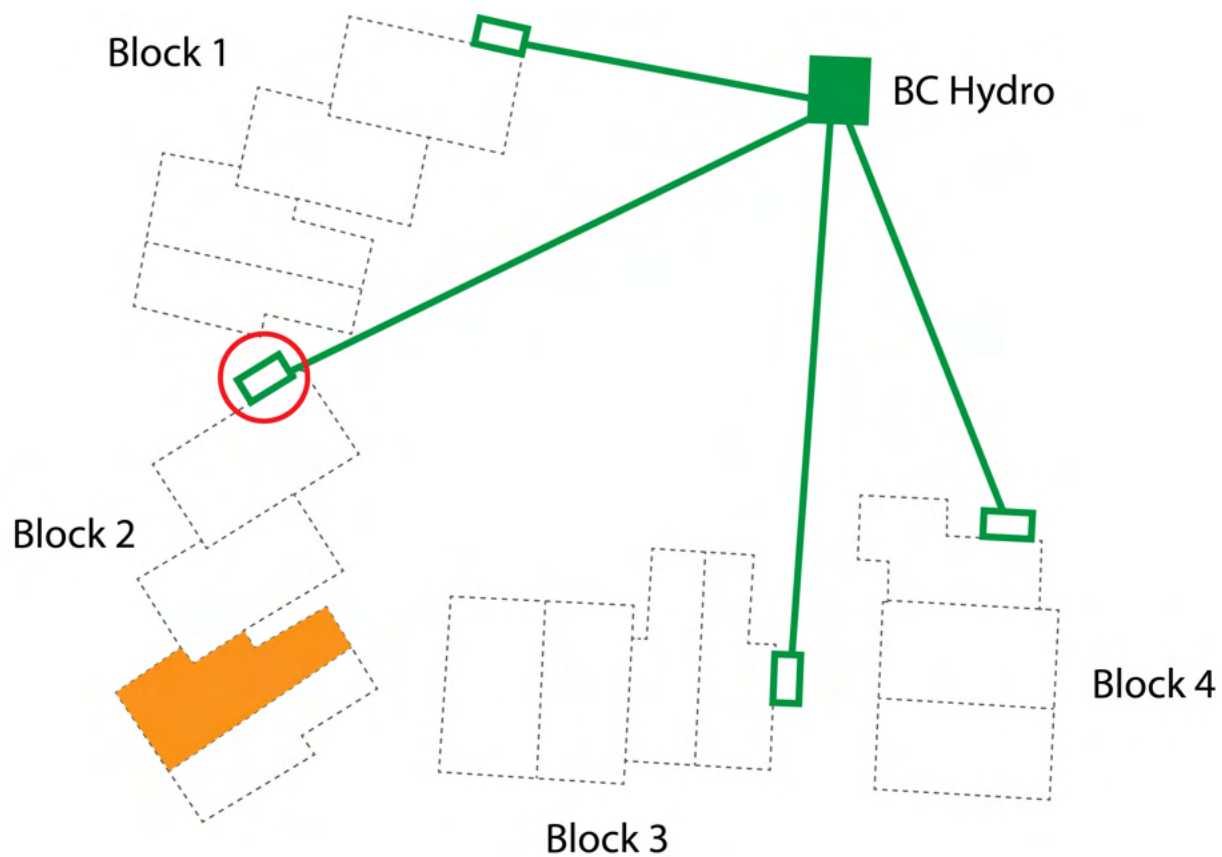
Scenario #1: BC Hydro dedicated service



Scenario #1:



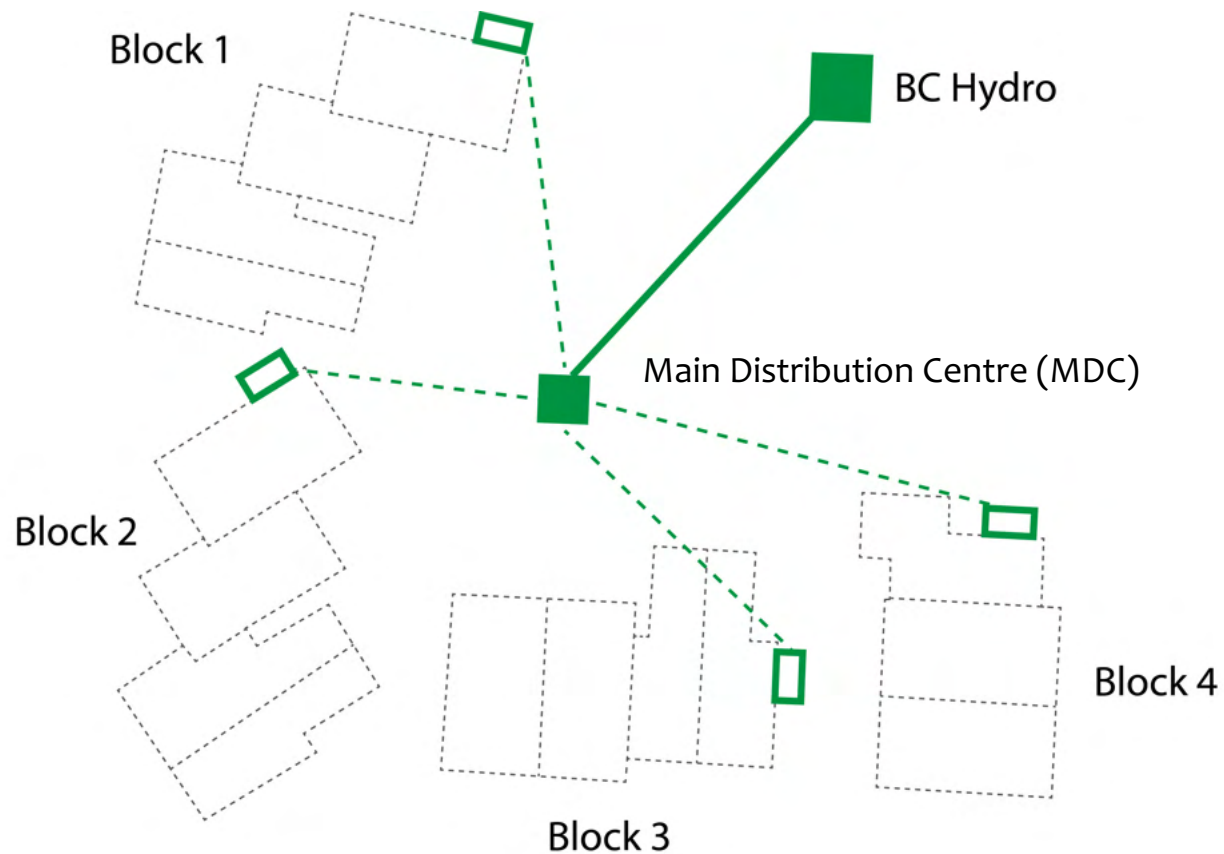
Scenario #1:



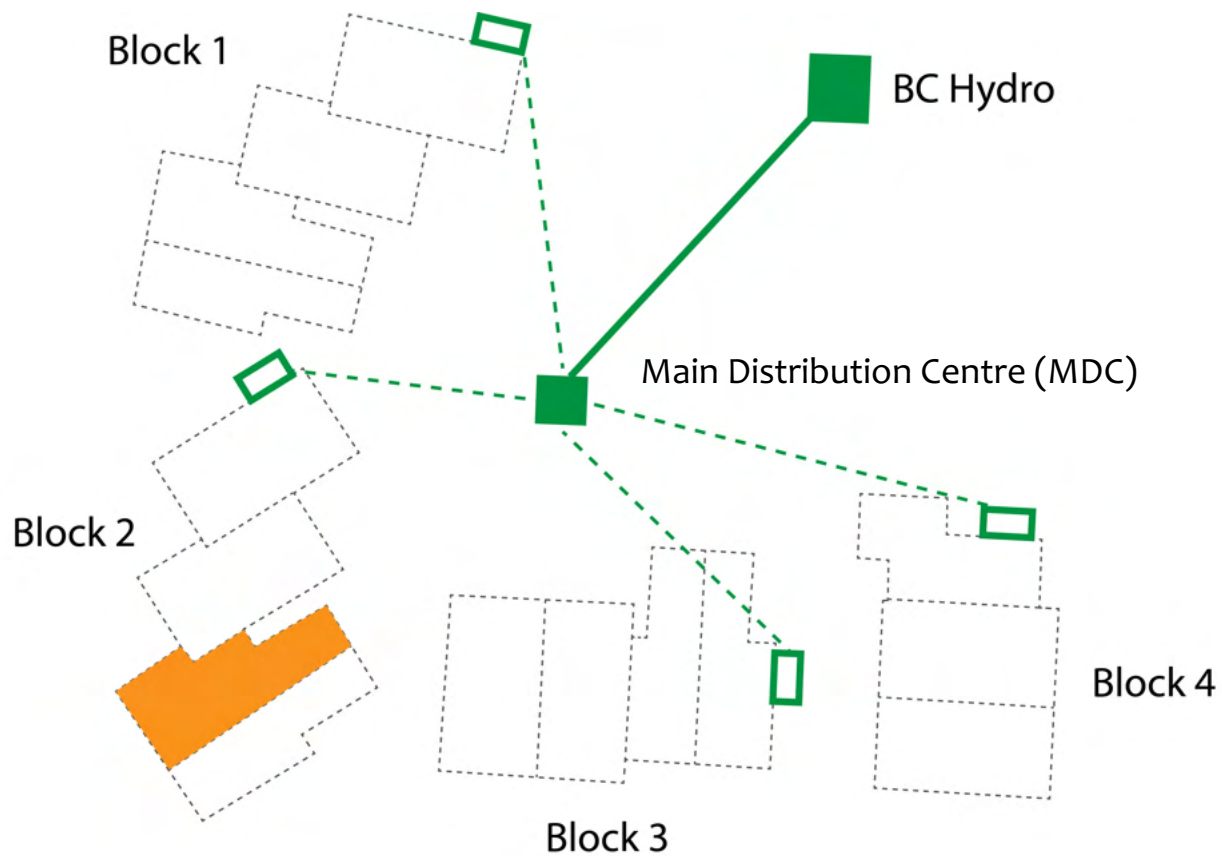
Evaluation process

- Electrician calculates load within 1 unit
- Assumes same load for all other units in building
- Calculate load for building
- Determine available capacity
- Document posted in electrical room
- May not be sufficient power for all owners to charge

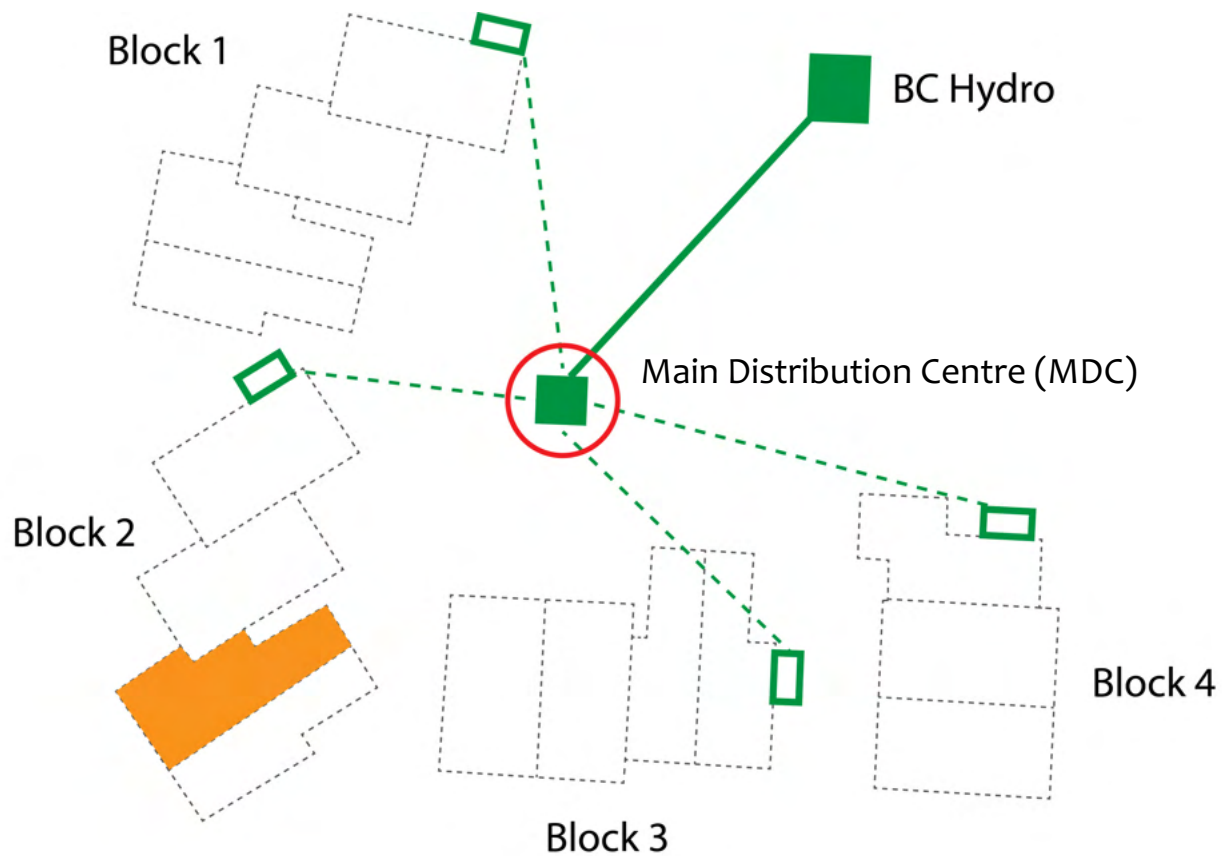
Scenario #2: Fed from secondary system



Scenario #2:



Scenario #2:



Evaluation process

- Electrician does all required in Scenario #1
- Also calculates load for Main Distribution Center
- Request BC Hydro load data (if > 10 units)
- Determines available capacity
- May not be sufficient power for all owners to charge

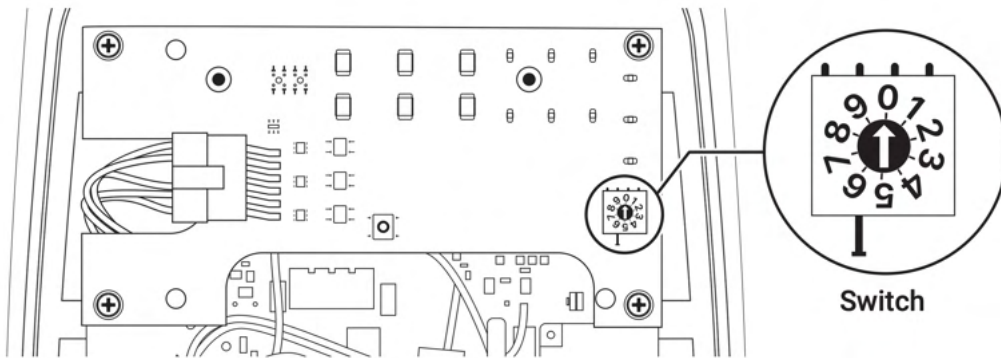
Insufficient power

- The available capacity might not be enough for all owners to eventually have level 2 charging stations
- Owners might also want heat pumps in future
- How can a strata solve this problem?

Electrical solutions

- Upgrade electrical service (expensive!)
- Or make a smart plan:
 - Consider future needs
 - Ask your contractor for suggestions

1. Charging station with an electrical current “limiter” switch



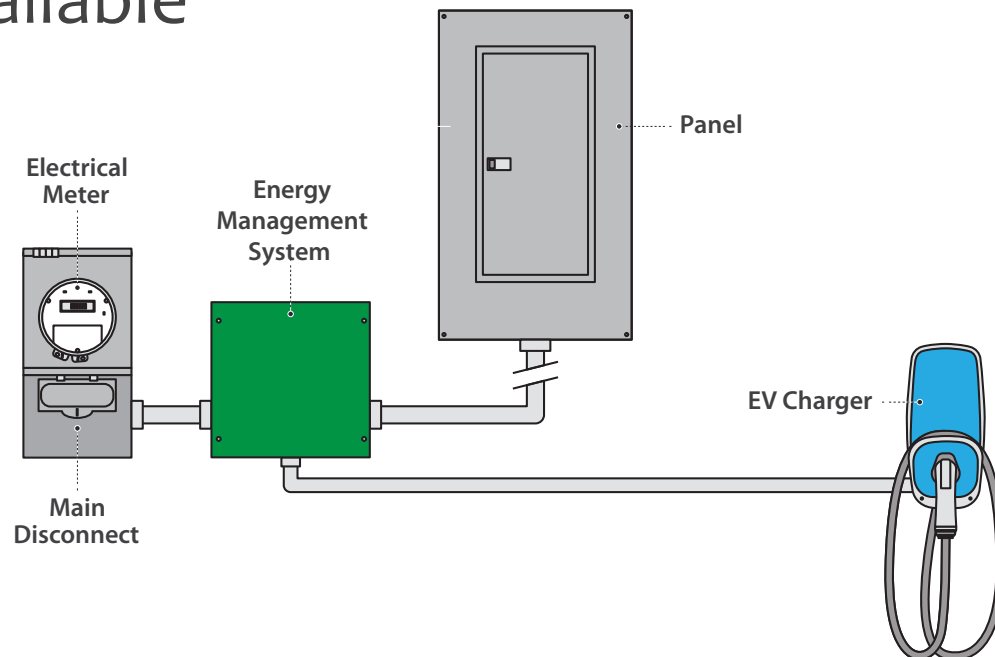
Adjustable setting to lower the maximum electrical current to the level that strata allows.

2. Smart current sensor

- Keeps consumption below a limit
- Sensor and charging station talk via ethernet or WiFi network
- Station reduces its charging current so that the total current consumption (from the home and charging station) remains below the limit

3. Energy management system

- Temporarily de-energizes the EV charger
- Automatically re-energizes the EV charger when power is available



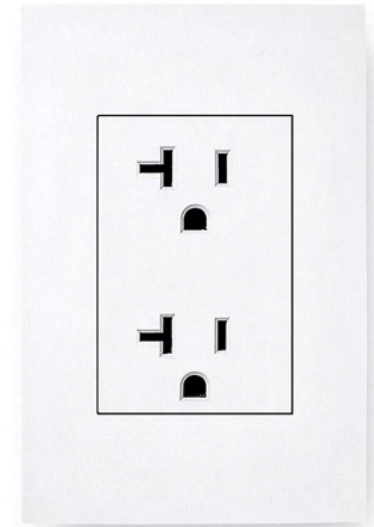
4. Need professional advice for load shedding devices (“smart splitter”)



Clothes Dryer

5. Level 1 charging

If there's not enough capacity to accommodate a Level 2 charger, you might have enough power for Level 1 charging.



120-Volt outlet
20 amp plug



Best practices – Plan ahead

- Get an electrical assessment for the entire strata
- Account for future needs: EV charging and heat pumps for all units
- If not enough capacity, ask contractor for options
- Approve preferred option at AGM

Best practices - Bylaws

- Bylaws could:
 - Specify a device, or an electrical “limit”
 - Require licensed electrical contractor
 - Copy of electrical permit
 - Only professionally installed load shedding
 - Dedicated circuit for L1 charging outlet

Best practices - Bylaws

- Update bylaws about:
 - Alteration requests and conditions of approval
 - Indemnity agreements
 - Repair and maintenance
 - Insurance

How to Apply for SFH Rebate

- Read program guide for complete details
- Licensed electrical contractor installs charger
- Submit application online within 90 days of installation
- Have required documents ready

SFH Rebate – Required documents

- Itemized receipt for charging station
- Receipt for installation
- EV Charger Contractor Installation Form signed by licensed electrical contractor

Eligible costs (max \$350)

- Charging station
- Labour for installation by a licensed electrical contractor
- Electrical permit
- Electrical design to accommodate the charging stations

Ineligible costs

- Taxes
- Installation of an electrical outlet only
- Non-EV charging infrastructure
- Painting of parking area

Apply online:



Rebates for home chargers

Applicable to single-family homes, townhouses or duplexes.

[Apply now](#)

Apply online:

Home charger rebate application



Step 1
Applicant



Step 2
Property



Step 3
Charging

Review & submit

Applicant

Select your electricity provider*

- ☐ BC Hydro
- ☐ City of New Westminster
- ☐ FortisBC (Electricity services)

Apply online:

Where was the charger installed?

This application is applicable to single-family homes, townhouses, duplexes and mobile homes in B.C.

Select your type of residence

- ☒ Single-family detached home
- ☐ Townhouse
- ☐ Duplex
- ☐ Mobile home

☐ Yes

☐ No

Property address*

City*

Type of residence

Single-family detached home:

A building that is occupied by one family and is not attached to another building, also known as a "detached home."

Townhouse:

A building complex with a number of houses that are either attached or built very close together.

Duplex:

A building that is divided into two living units or residences, usually with separate entrances.

Apply online:



Step 1
Applicant



Step 2
Property



Step 3
Charging

Review & submit

Charger purchase and installation

Charger brand*



AddEnergie/FLO



Charger model*



✓ Select model

FH-1-STA-G5-HY5G-FL1

FH-1-STA-X5-HY5N-FL1

C+V2-EVSE-30-25-LC1-RR1-NSL-FL-NRRV-PS

S2-V4-TETE-FL-BLRV

Invoice number*

1234

Charger Invoice*



Upload a copy of the itemized receipt for your charger showing proof of purchase.

Upload file

No file added

Accepted file formats: .jpeg, .jpg, .pdf, .doc, .docx, .xls, .xlsx

What model do I have?

The model of your charger will be listed on your itemized purchase receipt.



Information and Program Guide

Visit: goelectricbc.gov.bc.ca

For BC Hydro customers:

Apply for **Rebates**

For FortisBC electricity customers:

Apply for **Rebates**



EV Charging Advisor

Provides up to 5 hours of support for strata councils, property managers, or building owners

evadvisor@pluginbc.ca



VISOA website

Visit EV Charging for Stratas at:

visoa.bc.ca



Contact VISOA

Email questions about EV charging in stratas to:

Evcharging@visoa.bc.ca



Thank you for attending today's webinar.

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