Planning Installation of Electric Vehicle Charging Stations

✓ A Check List for Strata Councils
Which parking stalls could be used for shared charging of vehicles?

- CP (Common Property)
- LCP (by Bylaw assigning CP as LCP)
- LCP (Registered to a Strata Lot by developer)
- Separate Strata Lot (Commercial Properties)
- CP Visitor Only (zoning bylaws may apply)
- Other
Best Location?

- Distance to electrical room
- Structural barriers such as parking levels
- Are several consecutive stalls available?
- Is reallocation of stalls possible?
- Is area accessible with all FOBs?
- Wi-Fi or cellular service issues
Electrical Contractor/Engineer

- Calculate Load
- Can existing capacity accommodate EVCS?
- Plan for future demand (adding stations later)
- If capacity is limited, consider load management
- How much conduit, coring etc is required?
- Is a structural engineer needed?
- Will BC Hydro permit another meter?
How will each user be billed?

- Wide variety of stations with capabilities for payment systems and/or data tracking
- 3rd party payment system
- Cellular phone app
- Data usage tracked/billed monthly
- Flat fee per month
- Who will manage data, billing?
Bylaws: Depending on your answers to the previous questions, what Bylaws or Rules do you need?

☐ For installing stations

☐ For payment method by users

☐ For shared/time limited charging

☐ Consult a Strata Lawyer
Resolutions at a General Meeting

☐ ¾ vote for “Change of Use” of CP (SPA s71)
☐ ¾ vote to create or amend bylaws
☐ ¾ vote to approve funding for project
☐ Majority vote to create/ratify rules
☐ Other?

Sample resolutions and bylaws *(not reviewed by a strata lawyer)*

pluginbc.ca/resource/strata-bylaw-templates-ev-charging/
If an Owner installs an EVCS:

- Owner pays all installation costs
- Indemnity Agreement
- Bylaws to permit install in LCP or SL
- Who owns it? What if owner sells?
- Who pays for maintenance?
- How is electricity use calculated?
- Will BC Hydro permit another meter?
Choosing a Charging Station

- Level 1 or Level 2? How many ports?
- Hose length? Wall mount, pedestal or pole?
- Standard or with Data Tracking?
- Load management
- User Authentication or Payment capabilities
- Communication method? Wi-Fi, CAT5, Cellular, Bluetooth, LAN, Zigbee
- Internet plan/Subscription fees/Service agreements
- Are incentives available?
Manufacturers & Suppliers:  
pluginbc.ca/charging-program/murb/manuf_list/

Download detailed excel spreadsheet comparison of chargers:  

Questions to ask when selecting a station:  

All information compiled by VISOA March 22, 2017.
Multi Unit Residential Building Charging Program
The Multi Unit Residential Building Charging Program is accepting a new round of applications beginning March 27, 2017. Funded by the Province of British Columbia’s Clean Energy Vehicle Program, and administered by Fraser Basin Council, this program supports the cost and installation of electric vehicle supply equipment known as charging stations, in existing multi unit residential buildings (MURBs).

[link](pluginbc.ca/charging-program/murb/)

To apply, fill out the application. Ensure you have all necessary information including a quote ready to upload. You will be contacted within 30 days after applying.

**Complete Program Guide:**
[link](pluginbc.ca/wp/wp-content/uploads/2017/03/MURB-2.0-Program-Guide.pdf)
Program Details and Eligibility

- Existing residential buildings of 3 or more units in BC
- Applications accepted until August 15, 2017 (or earlier if funds run out)
- Maximum 1 application per property/Max 2 stations per application
- Charging stations for residents only, not commercial
- Quote required in order to apply (see next page)
- Rebate of 75% of costs up to $4,500 per station (or port)
- Status report mandatory by Aug 15 (must have strata approval, must have contractor and charging station selected)
- Removal from program if August 15 requirements not met
- Applicants not initially approved put on a waitlist
- Waitlisted applicants will be notified if space becomes available
- Installation/final reports due by November 30, 2017
- Rebate cheque issued once all work and paperwork is completed
Application Quote must Include:

• Itemized quote* including all costs for charging stations and work to be performed to meet program requirements (see next page)

• A dedicated revenue grade meter if stations are not networked

• Over-sized conduit with capacity for wiring a total of 6 stations rated at 40A each (for future EV growth)

• Labour/all applicable permits/additional materials

• Applicants may choose to hire a different contractor than the one quoted in the application (i.e. *the applicant is not locked into the contractor from which the initial quote was received)
Charging Station Requirements:

• Level 2 charging station (208/240 volt), featuring a SAE J1772 plug
• Purchased, not leased, in operation for minimum 5 years
• Approved for sale/use in Canada (i.e. cUL, cETL, CSA certification)
• Be installed by a licensed electrician (with appropriate permits and installed to meet Canadian Electrical Code requirements)
• Have activated communication/data tracking abilities OR connected to a dedicated revenue grade meter for the charging station or group of stations. If a meter is used, one from BC Hydro is preferred
• Over-sized conduit. See complete requirements on website
MURB Charging Program Contact

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Tel: 604-488-5365
pluginbc.ca/charging-program/murb/
All information compiled by VISOA March 22, 2017.

Strata Owners Helping Strata Owners for over 40 years.

visoa.bc.ca