

**2.02.136 Amendment to IBC Chapter 4– by deletion and replacement of the WA State amendment Section 427 – Electric Vehicle Charging Infrastructure**

**427.1 Scope.** The provisions of this section shall apply to ~~all new~~the construction of new buildings, and building additions that require 20-10 or more new or additional parking ~~stalls~~spaces in accordance with TMC 13.

**427.2 Required electric vehicle charging stations and infrastructure.** Where parking is provided, Table 1 identifies the thresholds which that will trigger electric vehicle stalls~~spaces~~served by charging stations and/or charging station infrastructure. Table 1 also provides; and the -number percentage of required parking spaces to be served by an ~~EV~~electric vehicle charging station and the percentage of spaces to be provided with electric vehicle charging infrastructure according to the occupancy group and use of the building served. A~~New or additional parking shall comply and in accordance with Sections 427.3, 427.4, 427.5, and 427.6. if over the threshold requirement parking requirement. In addition, Table 1 identifies the number of parking spaces required to be EV ready with wiring/raceway and electrical room capacity requirements per Section 427.4. Alternatively, some, or all of these EV parking spaces can be installed during construction of the building. Where The quantity of parking spaces served by an the E~~electric vehicle station connected parking spaces are installed, this may be used to will reduce the number of E~~electric vehicle ready spaces required.~~ When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

Where p~~Parking spaces serve~~ing buildings with multiple occupancies or uses, or serve multiple buildings with different occupancies or uses, the applicant shall use the occupancy or use that provides the greatest number of electric vehicle spaces with shall provide the greatest number of electric vehicle spaces served by charging stations and/or infrastructure in accordance with Table 1.

Table 1: Required Electric Vehicle Parking Quantities			
<u>Use Type</u> <u>Occupancy Group and Use</u>	<u>Thresholds applied for electric vehicle stalls served by stations and infrastructure</u>	<u>Required Parking s</u> <del>Spaces</del> <u> to be connected to served by an installed E</u> <del>electric</del> <u> vehicle charging s</u> <del>Station</del>	<u>Required Parking s</u> <del>Spaces</del> <u> served by to be E</u> <del>electric</del> <u> vehicle r</u> <del>Ready</del> <u> for n</u> <del>New</del> <u> p</u> <del>Parking</del> <u> p</u> <del>Provided</del> <u> charging infrastructure only*</u>
Group R-1 - <u>Lodging</u> <del>{H}hotel/{M}motel</del> <u>Only</u>	<u>Applies to all.</u>	3% of new parking provided	7% raceway AND 20% electrical room capacity
Group R-2 Multi-family	<u>Threshold of at least</u> <del>Where 20 or more parking spaces are provided, or 10 or more dwelling or</del>	None	20% raceway AND 20% electrical room capacity. <u>Threshold of at least 20 parking spaces.</u>

	<u>sleeping units are provided.</u>		
Group B – Office	<del>Threshold of 6 or more parking spaces are provided.</del>	3% of new parking provided, up to 6 spaces. <del>Threshold of 6 or more parking spaces.</del>	<del>7% raceway AND 20% electrical room capacity.</del>
Group B Institutional – Adult Education	<del>Threshold of at least Where the building area is 12,000 sq. ft. or greater building area.</del>	3% of new parking provided, up to 6 spaces. <del>Threshold of at least 12,000 sq. ft. building area.</del>	7% raceway AND 20% electrical room capacity.
Group B – Other than Adult Education	<u>Where 6 or more parking spaces are provided.</u>	<u>3% of new parking provided, up to 6 spaces.</u>	<u>7% raceway AND 20% electrical room capacity.</u>
Group I – Institutional – Hospitals, Other institutions	<del>Threshold of at least 12,000 sq. ft. building area. Where the building area is 12,000 sq. ft. or greater.</del>	3% of new parking provided, up to 6 spaces. <del>Threshold of at least 12,000 sq. ft. building area.</del>	7% raceway AND 20% electrical room capacity.
Group M – Retail Mercantile and Shopping Center	<del>Where the building area is 15,000 sq. ft. or greater. Threshold of at least 15,000 sq. ft. building area.</del>	1% of new parking provided, up to 8 spaces. <del>Threshold of at least 15,000 sq. ft. building area.</del>	<del>Employee only parking spaces.</del> 9% raceway AND 20% electrical room capacity.
Group A – Assembly – Auditorium, stadium, and theater	<del>Threshold of at least Where 500 seats or more are provided Where 6 or more parking spaces are provided.</del>	1% of new parking provided, up to 12 spaces. <del>Threshold of at least 500 seats.</del>	<del>Employee only parking spaces.</del> 9% raceway AND 20% electrical room capacity.

\*Where new EV electric vehicle connected parking spaces served by an electric vehicle Station are installed provided, those quantities can be used to reduce the infrastructure requirements for additional EV electric vehicle ready spaces.

**427.3 Electrical room-(s).** Electrical room(s) serving parking areas shall be designed to accommodate the electrical equipment and distribution required to serve a minimum of 20 percent of the total parking spaces with 208/240 V 40-amp electric vehicle charging infrastructure.

**427.4 EV Electric vehicle Ready Stations charging infrastructure.** The electrical service capacity and raceway size shall be designed to accommodate the future installation of the number of 208/240 V 40-amp electric vehicle charging spaces specified in section 427.2. The raceway shall terminate at spaces designated for parking and charging electric vehicles in the future. Where designated electric vehicle charging locations serve exterior on-grade parking spaces that are located more than 4 feet from a building, raceways shall be extended below grade to a pull box in the vicinity of the designated future

electric vehicle charging locations or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from vehicles by a curb ~~or other device or other device~~ electric vehicle.

**Exception:** In lieu of surface-mounted raceway between the electrical panel and the designated electric vehicle charging locations, it is permitted to provide permanent markings indicating the pathway for future raceway, and one-inch diameter capped sleeves through each wall and floor assembly that are penetrated along that route. This pathway and the locations of capped sleeves shall also be indicated on the electrical plans. Raceway shall be installed for any portion of the pathway located below slabs, below grade, or within floor, wall, or roof assemblies.

~~One accessible parking space shall be served by electric vehicle charging infrastructure. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking. Additional accessible EV stalls shall be provided at 10 percent of all parking spaces. Where possible, accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance~~

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~~Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced. Way-finding signage shall also be provided where EV parking is provided in multi-level parking garages.~~

Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

**427.5 Electric vehicle charging infrastructure for accessible parking spaces.** When electric vehicle charging infrastructure is required, one accessible parking space shall be served by electric vehicle charging infrastructure. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking.

~~Additional accessible EV stalls shall be provided at 10 percent of all parking spaces.~~ **427.6 Electric vehicle charging station signage.** Electric vehicle signage must meet the requirements of RCW 46.08.185.

~~Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced. Way-finding signage shall also be provided where EV electric vehicle parking is provided in multi-level electric vehicle level parking garages.~~