



TO: Elizabeth A. Pauli, City Manager
FROM: Michael P. Slevin III, P.E., Environmental Services Director
Peter Huffman, Planning and Development Services Director
James G. Parvey, P.E., LEED AP, OEPS Division Manager
COPY: Infrastructure, Planning, and Sustainability Committee; Claire Goodwin
PRESENTER: Kristin Lynett and Beth Jarot, OEPS; Terry Forslund, PDS
SUBJECT: Electric Vehicle Readiness Recommendation
DATE: November 6, 2019

PRESENTATION TYPE:

Request for Ordinance

SUMMARY:

On November 6, 2019, the Electric Vehicle Coordinating Committee (EVCC) will provide a recommendation on updated and expanded building code requirements for electric vehicle (EV) infrastructure and readiness in new construction and additions. These recommended changes merge land use and building codes for consistency and clarity and expand requirements to match new Washington State building codes and support infrastructure needs for future EV ownership in Tacoma.

BACKGROUND:

In response to Resolution No. 40016, adopted on May 22, 2018, the EVCC presented transportation electrification initiatives to this Committee in November 2018. More recently, the EVCC presented electric vehicle infrastructure updates and code options to this Committee on September 18, 2019.

ISSUE:

The transportation sector accounts for 71 percent of the greenhouse gas emissions in Tacoma. As of October 2019, there were 1,400 EVs registered in Tacoma. It is predicted that EVs will account for 14 percent of the U.S. market by 2025. Access to convenient charging is critical for supporting this growth locally, especially at commercial and multi-family locations. In addition, the state legislature has passed a house bill to increase EV requirements that must be adopted by the State into building codes by July 1, 2021. The Tacoma Municipal Code (TMC) needs to be updated to support these efforts.

ALTERNATIVES:

The City could decide not to make changes to the TMC or wait for adoption of the State building code in July 2022. These two alternatives waive the timely opportunity to future proof a significant number of anticipated commercial and multi-family building projects planned for Tacoma over the next three years.

FISCAL IMPACT:

There is no direct fiscal impact. Incremental development costs of less than one percent on average are anticipated for building developers. In addition, operation of EVs is less expensive due to lower fuel and maintenance costs.

RECOMMENDATION:

Staff recommends the adoption of proposed building code language regarding EV infrastructure and readiness.