

ORDINANCE NO. _____

An ordinance amending Divisions 4 and 5 of Article 9 of Chapter IX of the Los Angeles Municipal Code to update electric vehicle ready and electric vehicle charging requirements that exceed current state standards.

WHEREAS, the City of Los Angeles established EV charging equipment requirements under Ordinance No. 181480, which helped pave the way for a mandatory state-wide requirement for EV charging equipment for the subsequent 2013 California Green Building Standards Code (CALGreen);

WHEREAS, on January 19, 2017, the City adopted Ordinance 184692 which, among other things, amended the existing EV charging equipment requirements under Sections 99.04.106.4.2.1 and 99.05.106.5.3.3 of Article 9 of Chapter IX of the LAMC. This ordinance requires a certain number of EV charging stations and/or charging spaces to be included in a development based upon the size of a project;

WHEREAS, as a result of the increasing awareness of the environmental air quality benefits of facilitating the transition from gas to electrical-powered vehicles, and due to the extent of the air quality challenges here in Southern California, it would benefit the City to establish an EV-ready standard above the requirement currently under consideration by the State; and

WHEREAS, the purpose of the ordinance is to address air quality concerns for freeway-adjacent communities where vehicle emissions are a major contributing factor to air pollution. Los Angeles contains a high number of vehicles per person when compared to other cities within the State thus creating a higher volume of tail emissions and associated air pollution. The City's topographic conditions increase air quality concerns as the surrounding mountain ranges trap the air pollution into the Los Angeles basin creating a poor air quality environment.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subsection 99.04.106.4.2 of Section 99.04.106, Division 4, Article 9, Chapter IX of the LAMC is amended in its entirety to read as follows:

99.04.106.4.2. New Multi-family Dwellings and "R" Occupancies Other Than One- and Two-family Dwellings and Townhouses. Where multi-family dwelling units and other "R" occupancies are constructed on a building site, and parking is available, 30% of the total number of parking spaces provided, but in no case less than one space, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment (EVSE).

Calculations for the required number of EV spaces and electric vehicle charging stations (EVCS) shall be rounded up to the nearest whole number.

Sec. 2. A new Subsection 99.04.106.4.3.1 is added to Section 99.04.106, Division 4, Article 9, Chapter IX of the LAMC to read as follows:

99.04.106.4.3.1. New hotels and motels. The number of required EV spaces at newly constructed hotels and motels shall be 30% of the total number of parking spaces provided, but in no case less than one, for all types of parking facilities. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Section 4.106.4.3.1 and Table 04.106.4.3.1 of the California Green Building Standards Code, Title 24, Part 11 are not adopted.

Sec. 3. A new subsection 99.04.106.4.4 is added to Section 99.04.106, Division 4, Article 9, Chapter IX of the LAMC to read as follows:

99.04.106.4.4. Number of required electric vehicle charging stations. The number of EVCS shall be 10% of the total number of parking spaces provided for all new multi-family dwelling units, other "R" occupancies, hotels and motels. Calculations for the number of required EVCS shall be rounded up to the nearest whole number. The number of EVCS can be counted towards the total number of EV spaces required for the building required per Subsections 99.04.106.4.2 and 99.04.106.4.3.1.

Sec. 4. Subsection 99.05.106.5.3.1 of Section 99.05.106, Division 5, Article 9, Chapter IX of the LAMC is amended in its entirety to read as follows:

99.05.106.5.3.1. Single EV Charging Space Requirements [N]. When only a single charging space is required, a raceway is required to be installed at the time of construction and shall be installed in accordance with the Los Angeles Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into a listed suitable cabinet, box, enclosure or equivalent.

5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40 ampere dedicated branch circuit for the future installation of the EVSE.

Sec. 5. Subsection 99.05.106.5.3.2 of Section 99.05.106, Division 5, Article 9, Chapter IX of the LAMC is amended in its entirety to read as follows:

99.05.106.5.3.2. Multiple EV Charging Space Requirements [N]. When multiple charging spaces are required, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the Los Angeles Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into a listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40 ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage, unless otherwise permitted by the Los Angeles Electrical Code.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

Sec. 6. Subsection 99.05.106.5.3.3 of Section 99.05.106, Division 5, Article 9, Chapter IX of the LAMC is amended in its entirety to read as follows:

99.05.106.5.3.3. EV Charging Spaces and EV Charging Station Calculations [N]. The number of required EV spaces shall be 30% of the total number of parking spaces provided, but in no case less than one space, for all types of parking facilities. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

EXCEPTIONS: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.

2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of LAMC Subdivision 99.05.106.5.3, may adversely impact the construction cost of the project.

Tables 5.106.5.2 and 106.5.3.3 of the California Green Building Standards Code, Title 24, Part 11 are not adopted.

Sec. 7. Table 99.05.106.5.3.3 of Section 99.05.106, Division 5, Article 9, Chapter IX of the LAMC is deleted in its entirety.

Sec. 8. A new Subsection 99.05.106.5.3.6 is added to Section 99.05.106, Division 5, Article 9, Chapter IX of the LAMC to read as follows:

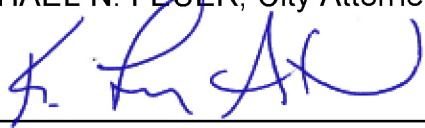
99.05.106.5.3.6. Number of Required Electric Vehicle Charging Stations. The number of electric vehicle charging stations (EVCS) shall be 10% of the total number of parking spaces provided for all new nonresidential buildings. Calculations for the number of required EVCS shall be rounded up to the nearest whole number. The number of EVCS can be counted towards the total number of EV spaces required for the building per Section 99.05.106.5.3.3.

Sec. 9. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By



K. LUCY ATWOOD
Deputy City Attorney

Date December 10, 2019

File No. 17-0309

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____