



SF Environment

Our home. Our city. Our planet.

A Department of the City and County of San Francisco

Public Hearing Electric Vehicle Charging in Commercial Parking Lots and Garages Regulations

San Francisco Environment Code Chapter 31



Agenda



- Introduction
- Ordinance Requirements
- Compliance Process
- Technical Assistance for Stakeholders
- Conclusion



EV Charging Commercial Garage Ordinance

- Commercial garages and parking lots:
 - With **100+ parking spaces**
 - Charge a fee for parking
 - Open to the public
- Install Level 2 charging stations at **10% of parking spaces**
 - Or functionally equivalent number of Fast Chargers
- Requires a good faith analysis of financial and technical feasibility
- Must comply by **January 1, 2023**

Ordinance 244-19



Key Dates:

- Summer 2019 – Stakeholder outreach
- November 1, 2019 – Signed by the Mayor
- December 1, 2019 – Ordinance effective date
- August 2021 – Stakeholder compliance outreach (ongoing)
- January 1, 2023 – Compliance required

Key Actions:

- Created Chapter 31 of the Environment Code
- Amended Police Code Sections 1215.1, 1215.2, and 1215.3



Ordinance No 244-19 Requirements

- 1) Install Level 2 charging stations (less than 40 kW) at 10% of parking spaces
 - Maximum required number of Level 2 chargers is 200

- 2) Install Direct Current (DC) fast charging (over 40 kW) stations that provide a similar volume of charging
 - Minimum of 2 DC fast chargers
 - Additional DC charger for every additional 250 spaces over 750
 - Maximum of 8 DC chargers



Waiver Process

- In some facilities, it will not be technically feasible to comply with the ordinance
- Operators can request a full or partial waiver
- Determination of waiver eligibility is based on:
 - Insufficient existing **electrical capacity**
 - **Site conditions** which technically prevent installation
 - Documentation of **good faith efforts** with at least 2 service providers



Annual Operating Permit Renewal Process

1. Contact SFPD 6-8 weeks before permit expiration to begin process. SFPD sends you a permit packet including:
 - Commercial Parking Permit Application
 - Permit Application Checklist
 - Site Security Plan Form
 - Commercial Garage Ordinance Fact Sheet
2. Complete Ordinance requirements—Form A or Form B
3. Schedule meeting with SFPD to submit application

Beginning Jan. 1, 2022, SFPD will NOT accept your application without Ordinance Form A or B



Form A: Statement of Compliance

- Charging Station Provider
- Approximate date the stations will be available to public
- Equipment schedule and site plan for the stations

| Section B: Compliance Information and Statement | | |
|---|--------------------|------------------------|
| 8. No. of Total Parking Spaces*: | | |
| 9. Total Number and Output of Public Level 2 Charging Stations*: (enter "NA" if not applicable) | | |
| Number of Public Level 2 Charging Stations | Output per Station | Connectors per Station |
| For example: 4 | 50 kW | 2 |
| 10. Total Number and Output of Public Fast Charging Stations*: (enter "NA" if not applicable) | | |
| Number of Public Fast Charging Stations | Output per Station | Connectors per Station |
| For example: 3 | 100 kW | 2 |



Form B: Full or Partial Waiver Request

Select as many justifications as applicable to your site

| Waiver Reasons | Waiver Duration |
|--|-----------------|
| Utility infrastructure is unable to supply sufficient electrical capacity | 5 years |
| Site conditions make it technically infeasible to install the infrastructure | 5 years |
| Site conditions make compliance financially infeasible | 2 years |



Form B: Full or Partial Waiver Request

Reason: Existing local utility infrastructure is unable to supply sufficient electrical capacity

Required Information:

- Existing Service Amperage
- Required Service Amperage for Full Compliance
- Estimated Cost for Service Upgrade
- Licensed Electrical Contractor Name
- Contractor License No.
- Supporting Report or Analysis

Expiration: Waiver expires in 5 years



Form B: Full or Partial Waiver Request

Reason: Existing site conditions make it technically infeasible to install the infrastructure

Required Information:

- Description of existing conditions
- Name of company that conducted site analysis
- Contact Info
- Supporting Report or Analysis

Expiration: Waiver expires in 5 years



Form B: Full Waiver Request

Reason: Garage Operator has made good faith efforts to enter into an agreement with at least **two** EVSPs, at minimal or no cost to Operator, but the companies declined because the agreement was not financially viable.

Required Information:

- Company 1 Contact info
- Company 2 Contact info
- Supporting Report or Analysis

Expiration: Waiver expires in 2 years



Form B: Partial Waiver Request

Reasons:

- Existing local utility infrastructure is unable to supply sufficient electrical capacity for full compliance

OR

- Existing site conditions make it technically infeasible to install the infrastructure for full compliance

Required Information:

- Number of Level 2 or Fast Charging Stations to meet full requirement
- Number of Level 2 or Fast Charging Stations proposed for partial waiver
- Approximate date the stations will be available to public
- Additional information to support the request
- Equipment schedule and site plan for the stations



Penalties for Noncompliance with Section 3102

| Are there Charging Stations that satisfy Chapter 31 on site on Compliance Date (1/1/2023)? | Parking Garage/Lot Capacity | PERIOD OF NONCOMPLIANCE | | |
|--|----------------------------------|-------------------------|----------------|-----------------|
| | | Up to 30 days | 31 to 180 Days | After 180 Days |
| 50% or more compliance | 1,000 parking spaces and greater | \$100 per day | \$200 per day | \$500 per day |
| 50% or more compliance | less than 1,000 parking spaces | \$50 per day | \$100 per day | \$250 per day |
| 49% or less compliance | 1,000 parking spaces and greater | \$200 per day | \$400 per day | \$1,000 per day |
| 49% or less compliance | less than 1,000 parking spaces | \$100 per day | \$200 per day | \$500 per day |



EV Charging Ordinance Workshops for Commercial Garages

- August 24, 2021
- November 18, 2021
- January 12, 2022

Content

- Review of ordinance and compliance steps
- Panel with EV Service Providers including Q&A
- Step by step instructions for compliance



*SF*Environment
FACTSHEET

Commercial Garage Electric Vehicle Charging Ordinance



Ordinance No. 244-19 requires publicly accessible commercial garages and lots with 100+ parking spaces to install electric vehicle (EV) charging stations at 10% of parking spaces by January 1, 2023

This factsheet provides San Francisco garage operators information and resources to meet the Commercial Garage Electric Vehicle (EV) Charging Ordinance requirements.



Compliance Next Steps

Key Dates:

- By September 1, 2021 – Ordinance webpage available
- By December 1, 2021 – Ordinance Forms available
- January 1, 2022 – Ordinance Forms required for annual permit renewal
- January 1, 2023 – Compliance required

Additional Resources:

- For instructions and latest information: www.sfenvironment.org
- Questions and technical assistance: ChargingMadeEasy@sfgov.org

Thank you



Suzanne Loosen
Zero Emission Vehicle Coordinator

415-355-3765

Suzanne.loosen@sfgov.org



SF Environment

Our home. Our city. Our planet.

A Department of the City and County of San Francisco

© 2020 SF Environment All Rights Reserved

The author of this document has secured the necessary permission to use all the images depicted in this presentation. Permission to reuse or repurpose the graphics in this document should not be assumed nor is it transferable for any other use. Please do not reproduce or broadcast any content from this document without written permission from the holder of copyright.