

Electric Vehicle Charging Stations

REQUIREMENTS FOR PERMITS AND PLAN REVIEW

This bulletin outlines the permit requirements for electric vehicle (EV) charging stations at various types of properties, as well as plan review requirements where applicable.

DEFINITIONS

Levels of electrical current are called VAC or “Volts Alternating Current.”

Level 1 - 120 VAC - Level 1 refers to using a standard house outlet to charge an EV.

Level 2 - 240 VAC - This voltage is the type that supports ovens and other large appliances.

Level 3 - 480 VAC - Also called DC fast chargers, these chargers use a 480 plug to provide direct current (DC) electricity to the battery. They are not allowed on residential properties.

Level 4 - Supercharger
This charging system is currently limited to Tesla vehicles. Tesla Corporation installs these chargers at commercial sites.

SINGLE-FAMILY/DUPLEX PROPERTIES

Residential properties may have only Level 1 or 2 charging stations.

For a Level 1 EV charging station, a permit is not required. However, if you are installing a new 120v outlet, an electrical permit is required. You can apply online for the permit at www.SJPermits.org.

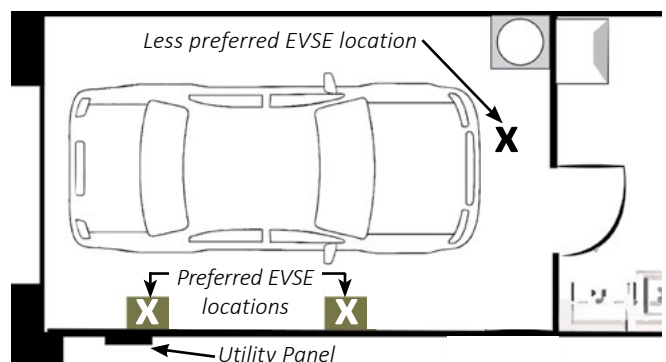
For a Level 2 EV charging station, an electrical permit is required, and a mechanical permit is required if the manufacturer specifies use of mechanical ventilation. You can apply online for these permits at www.SJPermits.org — plans are not required. If you feel assistance is needed, you can visit the Permit Center and request assistance. Visit www.sanjoseca.gov/PermitCenter for hours.

At the time of inspection, provide the following information to the City Inspector:

- 1. UL listing number.** Include the UL listing number or the listing number of another approved nationally recognized testing laboratory in compliance with UL2202: “Standard for Electric Vehicle Charging System Equipment.”
- 2. Panel rating, charging load, and circuit size.** Specify the panel rating of the existing electrical service, for example, 200 amp service, at the residence. Indicate the EV charging system load and circuit size. Please note:
 - EV charging loads are considered continuous and overcurrent protection for feeders and branch circuits supplying equipment shall have a rating not less than 125% of the maximum load of the equipment (California Electrical Code Article 625.41).
 - Load calculations must include 125% of the maximum EV charging load and be provided when the service panel rating is 125 amperes or less (California Electrical Code Article 220).
 - Electrical panel upgrades and electrical wiring must conform with the current edition of the California Electrical Code.
- 3. Second meter.** Indicate if a second electric meter will be installed due to special electric utility rates available for EV charging.

- 4. Location of utility panel and Electric Vehicle Supply Equipment (EVSE).** Show the location of the utility panel and EVSE. Be sure that the location is in accordance with the manufacturer’s written guidelines. See illustration.

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Does your project require a permit from the Planning Division?

Any charging station project that will result in tree removal, the increase or replacement of 5,000SF or more of surface parking and circulation area, or would result in a conflict with an existing planning permit's conditions (i.e. a PD Permit or Site Development Permit) may require a Planning Permit Adjustment or Tree Removal Permit. In these instances, you must obtain the appropriate Planning Permit from the Planning Division prior to the issuance of the Building Permit.

For more information, call 408-535-3555 and ask to speak with a planner during

Planning's Phone Service Hours; for hours see www.sanjoseca.gov/Planning.

MULTIFAMILY PROPERTIES

For multifamily residential properties, requirements include:

- **Charging stations in assigned parking spaces.** For EV charging stations installed in assigned parking spaces for residents, please obtain a permit using our Over-the-Counter (OTC) plan review walk-in service. Additionally, if any rated assemblies will be penetrated as part of the charging station installation, please have the rated penetration details available for the City Inspector.
- **Charging stations in common areas and public housing facilities.** For EV charging stations installed in common use parking areas that are publicly accessible, e.g., leasing office areas, mixed use areas, or unassigned parking areas; or in public housing facilities, use the process for Commercial/Industrial Properties.

COMMERCIAL/INDUSTRIAL PROPERTIES

For commercial/industrial properties, you must submit plans to obtain building and electrical permits prior to installation of the charging stations. Some projects may also require a Permit Adjustment from the Planning Division before obtaining a building permit; be sure to read the sidebar to see if your project requires a Permit Adjustment.

How the charging station affects electrical panel/system capacity determines which of our plan review services (www.sanjoseca.gov/BuildingPermitServices) you should use:

- **Installation does not exceed 80% of panel/system capacity** - Use Over-the-Counter (OTC) plan review walk-in service; if plans are accurate and complete, the permit will be issued during your appointment.
- **Installation exceeds 80% of panel/system capacity** - For these installations, when you're ready to submit plans, please self-schedule an appointment at the [Plan Review Service](#) webpage.

Note: Appointment spaces book up quickly. Consider booking your appointment as your plan preparations come close to being ready.

For plan review fees, please visit www.sanjoseca.gov/BuildingFees.

Plan Requirements. For both OTC and Plan Review service, please include the following information on your plans:

ELECTRICAL PLAN

1. Must comply with the 2022 California Electrical Code and San José Municipal Code.
2. For electrical service panels affected by the addition of the charging stations, show: existing load, added load, and revised calculated load.
3. Calculated loads of chargers are considered continuous loads. The overcurrent protection for feeders and branch circuits supplying equipment shall have a rating not less than 125% of the maximum load of the equipment. Where an automatic load management system is used, the maximum equipment load on a service and feeder shall be the maximum load permitted by the automatic load management system.

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SITE PLAN

- 1. Grading and Drainage** - Do not alter existing stormwater treatment systems, including bioswales and retention basins, unless necessary; minimize any such alterations. Show any necessary grading or drainage work on the site plan.
- 2. Landscaping** - Any displaced landscaping must be restored or replaced. Avoid removing trees; if necessary, a Tree Removal Permit is required for removal of any tree greater than 38" in circumference; learn more at www.sanjoseca.gov/treepermit.
- 3. Lighting** - Show proposed new lighting, if any, on the site plan. Light fixtures must be "dark sky friendly." See the [Lighting Policy](http://www.sanjoseca.gov/developmentpolicies) at www.sanjoseca.gov/developmentpolicies.
- 4. Accessibility** - Show compliance with California Building Code (2022) Chapter 11B-228.3 and 11B-812 for accessibility requirements and Chapter 11B, Table 11B-228.3.2.1 for minimum number of Accessible EV Charging Stations.

Alternative: If the installation of Accessible EV Charging Stations per CBC 11B-228.3 creates an unreasonable hardship or is technically infeasible, accessible stations may be installed at existing accessible parking spaces containing the International Symbol of Accessibility (ISA) on the site. When the number of accessible stations installed equals 100% of the existing Accessible Parking Spaces required by Chapter 11B - Table 11B-208.2, no additional accessible charging stations will be required on the existing parking facility.

- 5. Equipment Anchorage** - Show required equipment support and anchorage as described in [Bulletin #265 - Equipment Suspended or Mounted on Roofs, Floors, or Walls](#). This and other building handouts and forms are available at www.sanjoseca.gov/buildingbulletins.

For questions about building permits, codes, inspections or plan review, leave us a message and we'll respond within two business days:

Email: Infoinspector@sanjoseca.gov

Voicemail: 408-535-7641

We'll answer your questions about permits.

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Contestaremos sus preguntas referente a permisos en Español.
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Chúng tôi sẽ trả lời thắc mắc về giấy phép của quý vị bằng tiếng Việt.

**Development Services
Permit Center**

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www.sanjoseca.gov/permitcenter