



August 29, 2019
BUILDING DIVISION

Electric Vehicle Readiness Requirements for New Houses

What is new:

On January 7, 2019, Abbotsford City Council approved Council Report PDS 004-2019 which endorses moving forward with making new houses to be ready for Electric Vehicles (EV). The requirement means the following changes:

- A raceway or conduit of minimum 1" or cable sized in accordance with the current edition of the Canadian Electrical Code (CEC) installed from the electrical panel to a location to at least one parking spot in the garage that will be convenient at a later stage to install a 240V or higher receptacle for a Level 2 charger for electric vehicles.
- The main electrical service must be sized in accordance with the CEC to accommodate a minimum Level 2 charger.

Implementation:

Together with the [Step Code](#) Council endorsed a two-phased approach.

Phase 1: Building permits applied for on or after September 1, 2019 will be requested to install a conduit or cable when the building permit is issued. If not on the drawings, the plan checker will add the requirements as outlined to have the new houses EV ready. The building inspector will be looking out for the conduit at the framing inspection.

While this requirement is not mandatory until April 1, 2020, the City is encouraging builders to start installing the conduit or cable so that the new houses are EV ready, and for all parties to be used to the requirement before the requirement becomes mandatory.

Phase 2: On April 1, 2020 it will be mandatory to have the conduit or cable installed prior to frame inspection. The drawings submitted should have the notes added to indicate EV ready compliance.

Please note this requirement is for new houses only. The City is reviewing an overall EV Compliance Strategy and may change the requirements for new and existing buildings upon the review.

Additional Information:

- <https://www.abbotsford.ca/Assets/2014+Abbotsford/Planning+and+Development/Building+Department/Building+Bulletins/BC+Energy+Step+Code+Requirements+for+Part+9+Buildings.pdf>
- <https://www.abbotsford.ca/Assets/2014+Abbotsford/Planning+and+Development/Building+Department/Building+Bulletins/BC+Energy+Step+Code+Requirements+for+Part+3+Buildings.pdf>
- <https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/forms-resources/technical-bulletins>
- <https://pluginbc.ca/charging-stations/planning-hosting-a-charging-station/>