



BLUEWATER CHAPTER OBOA
ONTARIO BUILDING OFFICIALS ASSOCIATION INC.

ELECTRIC VEHICLE CHARGING

Effective January 1, 2018 the province introduced requirements for electric vehicle charging systems into the Ontario Building Code. The entire section is included as Schedule A.

In an effort to promote consistency and provide clarity on what is expected from local building departments the Bluewater Chapter of OBOA provides this quick reference guide.

Where an application for a new house is made after January 1, 2018 and the house is served by a garage, carport or driveway, the following shall be installed:

- (a) a minimum 200 amp panelboard,
- (b) a conduit that is not less than 27 mm trade *size* and is equipped with a means to allow cables to be pulled into the conduit, and
- (c) a square 4-11/16 in. trade *size* electrical outlet box.

This does not apply where the application is made before January 1, 2020, where, before January 1, 2018,

- (a) an agreement was entered into between the owner of the land on which the house is to be constructed and a distributor, or
- (b) a plan for the land on which the house is to be constructed respecting the siting and sizing of lines, transformers or other equipment used for conveying electricity was approved by a distributor.

Please contact your local Building Department to find out if this exemption applies to the property in question.

9.34.4. Electric Vehicle Charging

9.34.4.1. Electric Vehicle Charging Systems

(1) Except as provided in Sentences (2.1) and (3), where vehicle parking spaces are located in a *building*, other than an apartment *building*, not less than 20% of the parking spaces shall be provided with *electric vehicle supply equipment* installed in accordance with Section 86 of the Electrical Safety Code adopted under Ontario Regulation 164/99 (Electrical Safety Code) made under the *Electricity Act, 1998*.

(2) The remaining parking spaces located in a *building* described in Sentence (1) shall be designed to permit the future installation of *electric vehicle supply equipment* that conforms to Section 86 of the Electrical Safety Code.

(2.1) Parking spaces located in a *building* need not comply with Sentence (1) where,

(a) before January 1, 2018,

(i) an agreement was entered into between the owner of the land on which the *building* is to be constructed and a distributor, as defined in subsection 2 (1) of the *Electricity Act, 1998*, that sets out the conditions for the connection of the building to a distribution system, as defined in subsection 2 (1) of that Act, or

(ii) a plan for the land on which the *building* is to be constructed respecting the siting and sizing of lines, transformers or other equipment used for conveying electricity was approved by a distributor, as defined in subsection 2 (1) of the *Electricity Act, 1998*, and

(b) an application for a permit to *construct* the *building* was made before January 1, 2020.

(3) Except as provided in Sentences (6) and (7), where a *house* is served by a garage, carport or driveway, the following shall be installed to permit the future installation of *electric vehicle supply equipment* that conforms to Section 86 of the Electrical Safety Code:

(a) a minimum 200 amp panelboard,

(b) a conduit that is not less than 27 mm trade *size* and is equipped with a means to allow cables to be pulled into the conduit, and

(c) a square 4-11/16 in. trade *size* electrical outlet box.

(4) The electrical outlet box described in Clause (3)(c) shall be installed in the garage or carport or adjacent to the driveway.

(5) The conduit and electrical outlet box described in Clauses (3)(b) and (c) shall provide an effective barrier against the passage of gas and exhaust fumes.

(6) A *house* need not comply with Sentence (3) where it,

(a) is not connected to a distribution system, as defined in subsection 2 (1) of the *Electricity Act, 1998*, or

(b) is used or intended to be used as a seasonal recreational *building* described in Section 9.36.

(7) A *house* need not comply with Sentence (3) where,

(a) before January 1, 2018,

(i) an agreement was entered into between the owner of the land on which the *house* is to be constructed and a distributor, as defined in subsection 2 (1) of the *Electricity Act, 1998*, that sets out the conditions for the connection of the *house* to a distribution system, as defined in subsection 2 (1) of that Act, or

(ii) a plan for the land on which the *house* is to be constructed respecting the siting and sizing of lines, transformers or other equipment used for conveying electricity was approved by a distributor, as defined in subsection 2 (1) of the *Electricity Act, 1998*, and

(b) an application for a permit to *construct* the *house* was made before January 1, 2020.