POLICY
Electric Vehicle Charging Station

Requests for installation and use of any electric vehicle charging station ("EVCS") must comply with Civil Code section 1353.9 and are subject to the following:

1. The Owner must make application to, and obtain approval from the Board of Directors before proceeding with any work to install an EVCS.

2. All costs for preparation of the application by the appropriate professionals shall be borne by the Owner. Owner and each successor owner shall be responsible for all costs of installation, maintenance, use, repair, removal and replacement of the EVCS, including, but not limited to, the cost to install and periodically read the sub-meter to measure the usage of electricity by the EVCS.

3. An EVCS may be installed only in an Owner’s deeded parking space appurtenant to the Owner’s unit.

4. An EVCS must be separately metered or sub-metered to enable all usage costs to be borne by the Owner.

5. An EVCS must meet applicable health and safety standards and all requirements imposed by state and local permitting authorities, as well as the California Building Standards Code, California Code of Regulations, Title 24.

6. An application for an EVCS must include all of the following in order to be considered by the Board of Directors:

   a. Detailed plans, specifications and schematic drawings submitted by a California licensed electrical engineer certifying:

      1) The location of the deeded parking space where the EVCS will be installed.

      2) The amount of available capacity in the building’s electrical panel.

      3) That the panel has sufficient capacity available to support the addition of the EVCS to all the existing uses.

      4) The routing of the lines from the building’s electrical panel through the garage to the deeded parking space where the EVCS will be located.

      5) The location of the EVCS in the parking space.
b. An agreement in substantially the form attached as Exhibit “A” signed by all the Owners of the unit installing the EVCS. The Owners must agree to and abide by all the provisions set forth in the agreement. The Association will record the agreement against the unit at the cost of the unit Owners.

7. The Board of Directors will review the application and may engage the services of a California licensed electrical engineer to assist in evaluating the application. All costs of such review shall be borne by the Owner.

8. If the Board of Directors grants conceptual approval of the application, the Owner must submit all of the following prior to the commencement of work:

   a. The name, address and contact information for the California licensed contractor who will perform the work.

   b. A copy of the contractor’s current California electrical contractor’s license.

   c. A copy of the contractor’s current certificate of insurance evidencing $1,000,000.00 liability coverage for work in high-rise buildings and proof of workers compensation insurance. This certificate must name the Renaissance Owners Association as an additional insured with notice of cancellation.