



DATE: November 4, 2024

TO: City Council

THROUGH: Marc Heirshberg, Deputy City Manager

FROM: Nana Appiah, Development Services Director
John Sheffer, Development Services Deputy Director

SUBJECT: Mesa Building Code Ordinance text amendment (**Electric Vehicle Charger Infrastructure**) - Proposed amendments to Title 4 Chapter 2 and Chapter 9 of the Mesa City Code.

RECOMMENDATION:

Staff recommends that City Council adopt the proposed changes to the Mesa Code of Ordinances, Title 4 – Building Regulations related to Electric Vehicle (EV) Charger Infrastructure for single-family residences and multi-family residential projects.

PURPOSE AND BACKGROUND:

At the September 5, 2024 City Council Study Session, staff provided an overview of potential changes to Title 4 – Building Regulations related to electric vehicle charger standards for single-family residences and multi-family residential projects in the City. Staff also discussed feedback received from single and multi-family developers that operate in Mesa about the proposed code changes, as well as a summary of research and discussions with other jurisdictions of their requirements for EV Vehicle Charger Infrastructure.

Based on research and discussion with the development community, staff is proposing text amendments to Title 4, Chapter 2 - Mesa Building Code and Chapter 9-Mesa Energy Code (Exhibit 1 -Electric Vehicle Charger Infrastructure Ordinance). Specifically, the proposed changes are: (1) Add a requirement for new single family residential homes to be built with the capability for future installation of electric vehicle chargers with minimum alterations to the house; and (2) Add a requirement for new multi-family residential homes to be built with a certain number of electric vehicle charges installed and infrastructure capability for future installation of additional electric vehicle chargers. The proposed text amendments will prepare Mesa for the increasing use of electric vehicles and align with the other cities in the region.

SUMMARY OF THE AMENDMENTS AND EXPLANATION:

1) Single family residence electric vehicle charger preparation.

The proposed text amendment will require that during construction, all new single-family residential homes are wired for future installation of an electric vehicle charger. This will help to

reduce the cost of installing chargers if the homeowner has an electric vehicle.

2) Multi-family residential electric vehicle chargers and infrastructure.

The proposed text amendment will require that during construction of new multi-family residential projects, electric vehicle chargers will be installed for 5 percent of the units and infrastructure (conduit and panel capacity) installed for future chargers for 15 percent of the units. This will provide electric vehicle chargers for multi-family housing tenants and reduce the cost of future electric vehicle charger installations.

IMPLEMENTATION:

Staff recommends approval of the ordinance for proposed text amendments to become effective 30 days from the date of City Council approval.

Exhibits:

Exhibit 1 – Electric Vehicle Charger Infrastructure Ordinance