

**WAC 51-50-0427 Section 427—Electric vehicle charging infrastructure.**

**427.1 Scope.** The provisions of this section shall apply to the construction of new buildings (~~((serving Group B, Group R-1 hotel and motel only, and Group R-2 occupancies))~~).

EXCEPTIONS: 1. Occupancies classified as Group R-3 or Group U.  
2. Group A, Group E, or Group M occupancies, except where employee parking spaces are designated. The provisions of Section 427 shall apply only to those designated employee parking spaces.

**427.2 Required electric vehicle charging infrastructure.** Where parking is provided, (~~((five))~~) ten percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 427.3, 427.4 and 427.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

((EXCEPTION: Group R and Group B occupancies served by less than 20 on-site parking spaces.))

**427.3 Electrical room(s).** Electrical room(s) serving buildings with on-site parking (~~((areas shall be designed))~~) spaces must be sized to accommodate the potential for electrical equipment and distribution required to serve a minimum of 20 percent of the total parking spaces with 208/240 V 40-amp, circuit or equivalent electric vehicle charging infrastructure.

**427.4 Electric vehicle charging infrastructure.** Electric vehicle charging infrastructure shall (~~((be installed meeting one of))~~) meet the following requirements:

1. A minimum number of 208/240 V 40-amp, circuit or equivalent electric vehicle charging stations required to serve the parking spaces specified in section 427.2. The electric vehicle charging stations shall be located to serve spaces designated for parking and charging electric vehicles (~~((7-0#))~~).

2. Additional service capacity, space for future meters, panel capacity or space for additional panels, and raceways for future installation of electric vehicle charging stations. The service capacity and raceway size shall be designed to accommodate the future installation of the number of 208/240 V 40-amp, circuit or equivalent electric vehicle charging stations specified in section 427.2. The raceway shall terminate at spaces designated for parking and charging electric vehicles in the future.

Where designated electric vehicle charging locations serve exterior on-grade parking spaces that are located more than 4 feet from a building, raceways shall be extended below grade to a pull box in the vicinity of the designated future electric vehicle charging locations or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from vehicles by a curb or other device.

EXCEPTION: In lieu of surface-mounted raceway between the electrical panel and the designated electric vehicle charging locations, it is permitted to provide permanent markings indicating the pathway for future raceway, and one-inch diameter capped sleeves through each wall and floor assembly that are penetrated along that route. This pathway and the locations of capped sleeves shall also be indicated on the electrical plans. Raceway shall be installed for any portion of the pathway located below slabs, below grade, or within floor, wall or roof assemblies.

Load management infrastructure may be used to adjust the size and capacity of the required building electric service equipment and circuits on the customer facilities, as well as electric utility owned

infrastructure, as allowed by applicable local and national electric codes.

**427.5 Electric vehicle charging infrastructure for accessible parking spaces.** When electric vehicle charging infrastructure is required, ~~((one))~~ ten percent of accessible parking space, rounded to the next whole number, shall be ~~((served by))~~ provided with electric vehicle charging infrastructure. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking. A maximum of ten percent rounded to the next whole number, of the accessible parking spaces are allowed to be included in the total number of electric vehicle parking spaces required under Section 427.2.



# PROPOSED RULE MAKING

## CR-102 (December 2017) (Implements RCW 34.05.320)

Do NOT use for expedited rule making

CODE REVISER USE ONLY

OFFICE OF THE CODE REVISER  
STATE OF WASHINGTON  
FILED

DATE: January 19, 2021

TIME: 3:12 PM

WSR 21-03-081

**Agency:** Building Code Council

**Original Notice**

**Supplemental Notice to WSR** \_\_\_\_\_

**Continuance of WSR** \_\_\_\_\_

**Preproposal Statement of Inquiry was filed as WSR** WSR 20-21-054 ; or

**Expedited Rule Making--Proposed notice was filed as WSR** \_\_\_\_\_; or

**Proposal is exempt under RCW 34.05.310(4) or 34.05.330(1); or**

**Proposal is exempt under RCW** \_\_\_\_\_.

**Title of rule and other identifying information:** (describe subject) Chapter 51-50 WAC, Amendments to the 2018 International Building Code, addressing electrical vehicle charging stations

**Hearing location(s):**

Date:	Time:	Location: (be specific)	Comment:
April 16, 2021	10:00	1500 Jefferson Street S.E., Olympia WA98504	Due to COVID 19, this meeting might be held virtually.

**Date of intended adoption:** May 21, 2021 (Note: This is **NOT** the **effective** date)

**Submit written comments to:**

Name: Shannon Pitts  
Address: 1500 Jefferson Street S.E., Olympia WA 98504  
Email: SBCC@des.wa.gov  
Fax:  
Other:  
By (date) April 16, 2021

**Assistance for persons with disabilities:**

Contact Shannon Pitts  
Phone: 360-407-9255  
Fax:  
TTY:  
Email: Shannon.pitts@des.wa.gov  
Other:  
By (date) April 12, 2021

**Purpose of the proposal and its anticipated effects, including any changes in existing rules:** This proposed rule is in response to ETSHB 1257 and addresses electrical vehicle charging stations.

**Reasons supporting proposal:** Required by ETSHB 1257

**Statutory authority for adoption:** RCW 19.27.031 and 19.27.074

**Statute being implemented:** 19.27 and 34.05 RCW

**Is rule necessary because of a:**

Federal Law?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal Court Decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State Court Decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If yes, CITATION:

**Agency comments or recommendations, if any, as to statutory language, implementation, enforcement, and fiscal matters:** The council is seeking comments on the issues proposed in these changes:  
WAC 51-50-0427 Sections  
427.1 Modifies the scope of projects impacted.  
427.2 Changes the percentage from five to ten.  
427.3 Addresses electrical rooms.  
427.4 Addresses load management infrastructure.  
427.5 Changes the percentage from five to ten and address how to count accessible stalls.

**Name of proponent:** (person or organization) Diane Glenn, Chair SBCC

<input type="checkbox"/> Private
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Governmental

**Name of agency personnel responsible for:**

	Name	Office Location	Phone
Drafting:	Stoyan Bumbalov	1500 Jefferson Street S.E., Olympia, WA 98504	360-407-9277
Implementation:	Stoyan Bumbalov	1500 Jefferson Street S.E., Olympia, WA 98504	360-407-9277
Enforcement:	Local jurisdictions having authority		

**Is a school district fiscal impact statement required under RCW 28A.305.135?**  Yes  No

If yes, insert statement here:

The public may obtain a copy of the school district fiscal impact statement by contacting:

Name:  
Address:  
Phone:  
Fax:  
TTY:  
Email:  
Other:

**Is a cost-benefit analysis required under RCW 34.05.328?**

Yes: A preliminary cost-benefit analysis may be obtained by contacting:  
Name:  
Address:  
Phone:  
Fax:  
TTY:  
Email:  
Other:

No: Please explain: Exemption per RCW 34.05.328(5)(b)(v) for statute RCW 19.27.077

**Regulatory Fairness Act Cost Considerations for a Small Business Economic Impact Statement:**

This rule proposal, or portions of the proposal, **may be exempt** from requirements of the Regulatory Fairness Act (see chapter 19.85 RCW). Please check the box for any applicable exemption(s):

This rule proposal, or portions of the proposal, is exempt under RCW 19.85.061 because this rule making is being adopted solely to conform and/or comply with federal statute or regulations. Please cite the specific federal statute or regulation this rule is being adopted to conform or comply with, and describe the consequences to the state if the rule is not adopted.

Citation and description:

This rule proposal, or portions of the proposal, is exempt because the agency has completed the pilot rule process defined by RCW 34.05.313 before filing the notice of this proposed rule.

This rule proposal, or portions of the proposal, is exempt under the provisions of RCW 15.65.570(2) because it was adopted by a referendum.

This rule proposal, or portions of the proposal, is exempt under RCW 19.85.025(3). Check all that apply:

- RCW 34.05.310 (4)(b) (Internal government operations)
- RCW 34.05.310 (4)(c) (Incorporation by reference)
- RCW 34.05.310 (4)(d) (Correct or clarify language)
- RCW 34.05.310 (4)(e) (Dictated by statute)
- RCW 34.05.310 (4)(f) (Set or adjust fees)
- RCW 34.05.310 (4)(g) ((i) Relating to agency hearings; or (ii) process requirements for applying to an agency for a license or permit)

This rule proposal, or portions of the proposal, is exempt under RCW \_\_\_\_.

Explanation of exemptions, if necessary:

**COMPLETE THIS SECTION ONLY IF NO EXEMPTION APPLIES**

If the proposed rule is **not exempt**, does it impose more-than-minor costs (as defined by RCW 19.85.020(2)) on businesses?

- No Briefly summarize the agency’s analysis showing how costs were calculated. This will increase the cost of construction for impacted project but the cost is minor when compared to the overall development cost.
- Yes Calculations show the rule proposal likely imposes more-than-minor cost to businesses, and a small business economic impact statement is required. Insert statement here:

The public may obtain a copy of the small business economic impact statement or the detailed cost calculations by contacting:

Name: Stoyan Bumbalov  
 Address: 1500 Jefferson Street, Olympia, WA 08504  
 Phone: 360-407-9277  
 Fax:  
 TTY:  
 Email: Stoyan.bumbalov@des.wa.gov  
 Other:

**Date:** January 8, 2021

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**Name:** Diane Glenn

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**Title:** Chair, State Building Code Council

**Signature:**

