
Making An EVSE Installation Easy For Your Strata Corporation

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Electric Vehicles are being adopted at a staggering rate in BC and the requirement for charging is growing daily. This guide is designed to provide a roadmap for your strata corporation if it is considering the installation of electric vehicle charging equipment in your building.

Typically this process is started off with an enquiry for charging in a building where an owner/tenant has proposed buying an electric vehicle. Or, it may be a case where the ownership is considering steps to modernize their building by offering EV charging and providing a green and sustainable environment within the facility while increasing property value.

Initial Considerations by Strata

- Currently what level of interest is there for the adoption of electric vehicle charging in your building?
 - Has a decision been made as to where the proposed chargers will be installed (common area or owner/tenant stall, visitors parking)?
 - How will the supply and installation of the charging infrastructure be paid for?
 - Are there any incentives available that could help with cost? Discuss with your EV integrator/installer or refer to the PlugIn BC and BC Hydro websites.
 - How will the chargers be managed? Will the site host require features like charging a fee at the station, access control, user data including energy transferred (kWh) or time of use charging?
- If your strata has answers to these questions then you are well on your way to taking the next steps for the consideration of deploying EV charging in your building. Your next steps are as follows:
- If possible, assign an individual to manage this project moving forward. A single point of contact makes the process much easier to manage and allows the individual a better understanding of how this proposed deployment of chargers comes together. Remember; keep a written record of all your discussions around this topic and direction.
 - Schedule a site assessment with a qualified EV provider or integrator and have them walk through your site and provide a quotation based on your charging needs and budget. Be sure to get more than one quote. Ensure they understand what's available today in terms of charging equipment and how these solutions integrate into your specific application.
 - Ask the EV integrator to provide you with references and sample installation sites similar to your proposed installation.
 - If electrical drawings are available, please provide copies to your EVSE integrator as this will greatly assist in the quoting and permit process. Parkade or parking area layout drawings also streamline the process.
 - Once you have received formal quotes for your proposed charging infrastructure deployment meet with strata to discuss and address which solution best fits your needs. Don't be afraid to hold meetings with the short list of integrators before you make your decision.

Where to get help

It's important to understand what options your strata has in terms of how the building proposes to manage the charging infrastructure. CHOA can provide all of the relevant information required and assist in guiding strata's through this process. Electrum Charging Solutions recently sat down with CHOA to discuss installation of Electric Vehicle Charging Stations and produced a Consumer YouTube video to assist a strata in planning the installation of an EVSE. Please visit our YouTube studio at:

www.youtube.com/channel/UCKAsvwGtJelqbjM1bTNZeEg to view the content at your convenience. It provides a wealth of information and direction for stratas considering EV charging.

Next steps should include working with a reputable integrator/provider that is be able to submit a package for the supply, installation and orientation of your proposed EV charging infrastructure. Due to the complex nature of the equipment and ever evolving technology you should be working with an integrator who has extensive experience in deploying this technology. The chargers are a small part of the entire solution and requires an integrator who understands the installation requirements and can work effectively with the inspection bodies. The integrator you choose will need to provide the following services:

- Project leadership
- Engineering
- Consultation (based on years of experience)
- Supply of the appropriate EVSE
- Installation
- Network setup and energy management (where applicable)
- On-going support
- Service (electrical componentry locally) to avoid charger downtimes

Today's EV charging requirements have moved beyond a simple charging station (dumb charger) being shared on a dryer circuit. EV charging equipment and technology is changing rapidly and requires a level of expertise when installing the chargers and associated technologies. This is especially true in one of the most challenging segments – the strata within a MURB (Multi Unit Residential Building). From strata's perspective, the most important question will be, "How does strata monitor the energy consumption and how do we recover the cost of providing EV charging in the building?" This is where the integrator will be of immense assistance.

As mentioned, other resources available for stratas are government assistance websites such as Plugin BC at: <https://pluginbc.ca/> Here you will find government policy and information on any available grants and incentives that could contribute to the costs of your installation. That said, your chosen EVSE provider/integrator should be able to provide you with this information in an easy to understand discussion during your consultation. BC Hydro provides resources around EV's and charging at: www.bchydro.com/powersmart/electric-vehicles/charging.html.

While this subject may sound intimidating, enlisting a good EVSE integrator is the first step in ensuring your deployment is managed correctly plus making sure you understand the process and associated costs for your deployment. They will advise the strata of the necessary elements to deploy a fully controllable, monitored, scalable solution that provides your building with hassle free charging for many years to come.