

Meet & Greet: Electric Vehicle Charging Stations

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6:30 p.m.

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Agenda

- Right to Charge
- History & Timeline
- Design Guideline
- Community Considerations
 - Assigned/Open Parking & Communal Use
 - Private Property Exterior Installations
- Example Installations
- Resources
- Q & A



Disclaimer

This information is not intended to be insurance, legal, or management advice. You are encouraged to seek support from your respective vendors for counsel/advice.

Right to Charge

- [55.1-1823.1](#) of the POAA and [55.1-1962.1](#) of the Condominium Act
- Except to the extent that the recorded governing documents or condominium instruments provides otherwise, no association shall prohibit any owner from installing an electric vehicle charging station of the owner's personal use on the property owned by the lot owner or within the boundaries of a unit or limited common element parking space appurtenant to the unit owned by the unit owner.
- Any owner installing an electric vehicle charging station shall indemnify and hold the association harmless from all liability, including reasonable attorney fees incurred by the association, resulting from a claim, arising out of the installation, maintenance, operation, or use of such electric charging station.
- The association may require the owner to obtain and maintain insurance covering claims and defenses of claims related to the installation maintenance, operation, or use of the electric vehicle charging stations and require the association to be included as a named insured on such policy.
- Section 55.1-1823.1 of the POAA provides that an association can prohibit or restrict the installation of electric vehicle charging stations on the common area and may establish reasonable restrictions as to the number, size, place, and manner of placement or installation of electric vehicle charging stations on the common area.

History & Timeline

- The DRB previously approved various installations in the past without a design guideline. Cluster owners wanted more specifics on how they can install EVCS within a cluster.
- The RA Board gave directive to covenants staff to help support clusters considering installation of EVCS and to potentially create a design guideline to address EVCS.
- A study was completed by Kimley Horn (and presented to the RA Board at their meeting on May 27, 2021) related to transitioning all RA owned vehicles to EV within 10 years and the viability of having EVCS at RA owned facilities.
- A draft guideline was presented to the DRB in July 2021 and requested edits were presented at their meeting on August 18, 2021.
- A public hearing for the design guideline was held by the DRB on September 21, 2021.
- The EVCS Design Guideline for “All Properties” was adopted on October 28, 2021

Electric Vehicle Charging Stations (EVCS)

OBJECTIVE/GOAL To provide guidance for members seeking ways to reduce their environmental impact and gain access to electric charging while minimizing any detrimental impact on neighboring properties or on the community.

REVIEW PROCESS

 **FOR ALL PROJECTS (INSTALLATION AND REMOVAL), YOU MUST COMPLETE AN APPLICATION FORM AND OBTAIN YOUR NEIGHBORS SIGNATURES. YOUR APPLICATION WILL BE REVIEWED BY A PANEL OF THE DRB, WHO WILL APPLY THE FOLLOWING GUIDELINES:**

SIZE	It is an appropriate size for its residential context as deemed by the DRB; however, the station may not exceed 6.5 feet in height.
LOCATION	Installation is limited to an appropriate open or reserved parking area but is not permitted to impede a walking surface or roadway. All disturbed areas must be restored to original condition.
UNIT – MATERIALS AND COLOR	Durable materials such as composite, shatterproof glass, or metal can be used. Outlet connectors will be reviewed on a case-by-case basis. Wall mounted units are permitted and will be reviewed on a case-by-case basis, with consideration including location, screening, and size.
PEDESTAL – MATERIALS AND COLOR	Durable materials such as aluminum, steel, or composite can be used. Wooden pedestals are not permitted.
APPEARANCE	Modifications must be either reversible or permanently and seamlessly integrated into its immediate surroundings. Exterior wall connectors are permitted so long as the station is in an unobtrusive location. If necessary and appropriate, the station may require landscape or structural screening.
CHARGING LEVELS	Only Level 1 and 2 charging stations are permitted in residential areas, unless in a parking structure or Reston Association facility.
PERMIT	All permits and proper easement/access must be gained prior to installation (to include boring under sidewalks and electrical permitting).

Design Guideline



Design Guideline



Electric Vehicle Charging Stations (EVCS)

CABLES/CORDS	Cables/cords are not permitted to extend over or into paths for foot traffic.
USE OF BOLLARDS & WHEEL STOPS	<p>The use of bollards must fit with the aesthetic of the area they are installed. Bollards must be an appropriate width and no taller than the station. No more than two bollards are permitted in front of a station. The use of the bollard at a station will be reviewed on a case-by-case basis.</p> <p>Wheel stops are encouraged over bollards. The use of wheel stops must fit with the aesthetic of the area they are installed. Wheel stops may not be used in combination with the use of bollards. Wheel stops must be black or gray which blends with the ground. Use of natural eco-friendly materials is encouraged.</p>
CLUSTER/CONDO/APARTMENT COMMON AREA	A parking plan which promotes cluster/group installations in designated areas within the neighborhood to prevent sporadic installations on the common area is encouraged. Simple bollard double unit chargers are recommended.
CARPORTS AND GARAGES	Properties with carports and garages are encouraged to use such spaces first. Wall mounted installations are recommended. Installation in carports must limit visibility from the street or any adjacent sidewalks or pathways.
REMOVAL	If a station is removed, the area must be restored to its original condition.

APPLICATION CHECKLIST

🌿 Include the following with your application.

PHOTO AND SPECIFICATIONS	Catalog or brochure showing the appearance of the dispenser and complete specifications (dimensions, colors, materials, etc.)
JOINT APPLICATIONS	In the event an individual member is seeking installation on cluster common area, both the cluster and the member must submit a joint application.
DRAWING/PHOTOGRAPHS	A drawing to scale (plan view or elevation) or photograph showing the proposed location.
DESCRIPTION OF CHANGES	A general description (with drawings, as appropriate) of necessary physical changes to the property

Electric Vehicle Charging Stations (EVCS)

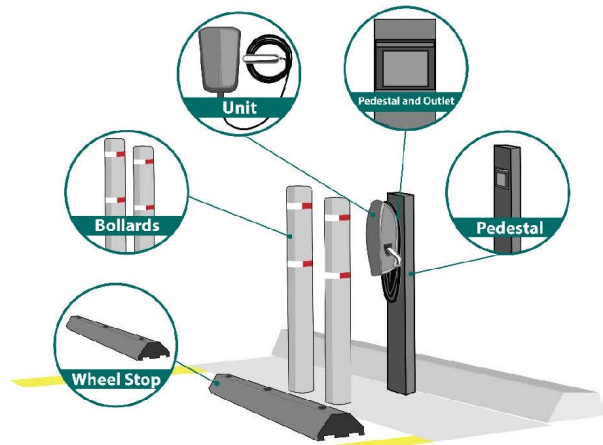
COMMENTS

 Here is some additional information that may be helpful:

INSTALLATION EVCS should be installed by a qualified, experienced installer, who should provide the owner a final system test statement that the system has been checked and is in working order.

MAINTENANCE AGREEMENT The DRB may require proof of a maintenance agreement or use/access agreement between an individual member and the cluster/condo, if installed on cluster/condo common area for private use by a member of the cluster.

- CONSIDERATIONS FOR CLUSTERS (WHEN USING COMMON AREA)
- Consult governing documents
 - Consult with insurance carrier and legal counsel
 - Consult professionals and host a public hearing
 - Consider communal stations instead of private use stations
 - Create a maintenance agreement with consideration to removal
 - Board and/or member approval (*if necessary*)
 - Cluster wide notification
 - Submit DRB Application



Questions? Call Covenants Administration: (703) 435-6530

Design Guideline



Assigned/Open Parking & Communal Use

- The DRB encourages communal installations to avoid “hodge podge” look throughout the cluster
- Determine if the installation is for exclusive use of one lot or communal use for all owners and guests.
- Additional considerations for communal installations:
 - Community/Owner engagement
 - Signage and lighting
 - Power Source (transformer, light pole, etc.)
 - Location
 - Installation cost? Policy on use? Cost of use (if any)?
 - Cord concealment/location
 - Use regulation/restriction



Private Property Installations in Clusters

- Right To Charge Law Applies
- Excludes installations inside the home (garage)
- Mostly will pertain to clusters which have:
 - Lot owned parking pads or driveways
 - Unit owned carports
 - Single family or attached homes, with privately owned parking areas
- These clusters should consider adopting a design/location/color standard
- Location should be as inconspicuous as possible
- First application approved may become the design standard reference for future applications



Example DRB Approved Installations



DRB Application Considerations

- Location of all components (pedestal, circuit breaker, cables and cords, etc.)
- Broader scope of notification
- Joint application



Resources

- [Design Guideline](#) (RA website)
- [EVCS Folder](#) (Cluster Resource Hub on RA website)
- [Fairfax County Permit](#)
- [Dominion Energy](#)



Q & A



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