

THE COMING OF THE ELECTRIC CARS

MARIA
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Q: Dear Maria; What should a condo board consider when outfitting the building to accommodate electric vehicles?

A: This is a great question that continues to come up.

If you're considering adding an Electric Vehicle Charging Station (EVCS) in your condominium corporation, you will want to review the Condominium Property Act and your bylaws governing the process on how common elements or services provided to owners can be changed.

Electric Vehicles are becoming increasingly popular in Alberta and I would encourage corporations and condo developers to consider adding charging stations in their buildings since it does provide some great benefits to the community. It helps modernize your building, brings the building in line with green initiatives, increase property values, and - most importantly - help generate revenue for the condo corporation.

However, this is dependent on capacity, type of condo you live in and how you manage and structure the charging station.

As a board, your initial step is to investigate your options and have a good understanding on the three types of EVCS available to you and how they work. Keep in mind that existing Multi-Residential buildings may not have the capacity to host



a charging station and they may need to be retrofitted.

You will then want to assess the costs to the condo corporation for the proposed installation of the EVCS along with any operating, maintenance, cost of power, usage, management fees that are typically part of this process and how the cost will be distributed.

Installation costs will vary depending on the following.

- 1.** Number of circuits and EVCS installed. If you're planning on installing more EVCS in the future, you may want to add more circuits up front to save on costs.
- 2.** Power-sharing options may be a way to reduce the number of circuits required for multiple stalls.
- 3.** Distance between the EVCS and electrical room. Costs will increase depending on where the EVCS is being installed.
- 4.** Building age - older buildings may require electrical upgrades to support the EVCS.

Hiring a certified electrical contractor will help you to determine your condo needs in this process.

These are just a bit of insight into electrical vehicle charging stations. Do the homework, talk to the experts in this field before committing to a EVCS Solution for your members.

Until next time, Maria Bartolotti,
ACCI, FCCI Owner, Condominium
Manager

Maria Bartolotti was born and raised in Calgary, Alberta, a City she loves to call home. She is actively involved in many aspects of condo living since starting as a Condominium Property Manager in 2001. In 2005, she started her own Condominium Management firm, New Concept Management Inc., and has not looked back.

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