

EV Charging in Multi-Unit Residential Buildings: *A Guide for Property Owners & Managers*

Equipping multi-unit residential buildings with Electric Vehicle (EV) charging stations supports current and future EV owners. This step-by-step guide for property managers and condominium boards can help them get started with implementing EV chargers.

STEP 1: Plan

1. Form a group of EV-experts/enthusiasts, condominium board members, and/or building management to manage the project.
2. Consult with a licensed electrician to get preliminary information, identify the need for electrical upgrades, and think about next steps.
3. Survey residents to measure interest, priorities, and budget.
4. Pick the type and configuration of EV chargers (Level 1, Level 2, or DC Fast Chargers) based on residents' needs and the building's capacity.

Parking configurations

- Assigned Charging: Each spot has its own charger (usually Level 1).
- Community Charging: Shared chargers (usually Level 2 and Fast chargers).
- Mixed-Use Charging: Combination of reserved and shared chargers.

STEP 2: Design

1. Hire a licensed electrician to produce a design that identifies where to put the chargers, what electrical upgrades are needed, and any construction work required. The design must meet safety standards and building codes.

Owner and contractor/engineer are responsible to design and ensure all construction is in accordance with the National Building Code, the Building Bylaw, Zoning Bylaw, and other regulations.

2. Request detailed capital cost estimates and estimated operating estimates from contractors.
3. Get approval of the design and budget from the property manager and/or condominium board.



Why install EV Chargers

- Attracting and retaining residents who own electric vehicles or who are considering EV ownership, enhancing tenant satisfaction, and potentially reducing tenant turnover.
- Providing credits towards building certification programs like [LEED](#) and [BOMA Best](#), demonstrating environmental leadership and a commitment to sustainability.
- Property owners can charge a fee for using EV charging stations, or apply for government grants creating an additional revenue stream to help offset installation and maintenance costs.
- As the adoption of electric vehicles continues to grow, having EV charging infrastructure in place may help the property stay competitive and relevant in the future.

STEP 3: Install

1. Procure EV chargers from a reputable charging station vendor or supplier.
2. Hire a certified contractor or EV charging station installer to install and make infrastructure upgrades (civil and electrical).
3. Obtain necessary electrical and safety permits before commissioning.



STEP 4: Operation and Maintenance

1. Use an energy management system to balance the electrical load and prevent overloading the building's electrical infrastructure.
2. Establish a maintenance schedule to monitor whether chargers remain in good working condition and to address any issues promptly.
3. Identify who is responsible for maintenance and repairing of EV stations.
4. Ensure that all safety equipment and safety protocols are in place prior to using the EV charging stations.
5. Communicate to residents about the installation, the benefits of EV charging, how to use the chargers, and the cost to use them (if applicable).
6. Use clear and visible directional, wayfinding, and station signage to show the rules for using the chargers and any penalties for not following them.

Your installer should guide you through getting electrical and safety permits directly from your utility provider:

- Consider SaskPower's Electric Service Requirements or SL&P's Customer Information Guide.
- For new service or upgrades to existing services, Saskatoon Light & Power (SL&P) 306-975-2414 or SaskPower 1-888-757-6937 must be contacted.
- Electrical permits are administered by the [Technical Safety Authority of Saskatchewan \(TSASK\)](https://www.tsask.ca). For information on how to apply for an electrical or gas permit, visit their website at www.tsask.ca, email info@tsask.ca, or call 1-866-530-8599.

Learn More

- Saskatoon.ca/EV
- Saskatoon.ca/MurbEv
- Saskatoon.ca/CityEV

Disclaimer: This information should not be used in place of engaging a professional that has experience specific to EV charging in MURBs prior to proceeding with any installation.