

# EV Charging Station Guidelines — Key Points

City of Rochester Hills, April 2025

Reference: *City of Rochester Hills — Electric Vehicle Charging Station Guidelines (April 2025)*

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## 1. Purpose & Context

- EV adoption is accelerating; automakers are shifting heavily toward electrification.
  - Current City Ordinances and Building Codes do **not yet** include EV-specific requirements.
  - These guidelines help developers, property owners, and planners prepare for future demand.
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## 2. Types of Charging

### Charging Levels

Level	Power Source	Typical Use	Charging Speed
Level 1	120V	Homes	3–5 miles/hour
Level 2	240V	Homes, workplaces, public sites	12–80 miles/hour
Level 3 (DCFC)	High-voltage DC	Commercial corridors	3–20 miles/minute

### Infrastructure Readiness

- **EV-Capable:** Panel capacity + dedicated circuit + conduit.
- **EV-Ready:** EV-Capable + wiring to a junction box/outlet.
- **EV-Installed:** Charger installed and operational.

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## 3. Number of Charging Stations

- No fixed requirement; determined during site plan review.
- Strong recommendation: install **EV-Ready** infrastructure during construction to avoid costly retrofits.
- Common benchmarks in peer communities:
  - **Single-family:** One Level 2 EV-Capable or EV-Ready outlet.
  - **Multifamily / Non-residential:** ~5% EV-Capable minimum.
- EV spaces **count toward** required parking totals.

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## 4. Location Requirements

- EV stations may be placed anywhere standard parking is allowed.
- Disturbed landscaping must be restored.
- Transformers/switchgear must be screened.
- Maintain **10 ft** separation from underground utilities.
- Must not obstruct sidewalks, crosswalks, or sightlines.
- Parking dimensions must remain compliant.

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## 5. Accessibility Requirements

- Governed by ADA, ABA, and Michigan Building Code.
- **At least 5%** (minimum one) of chargers must be accessible.
- Accessible EV spaces:
  - Preferably **van-accessible** (132" wide + 60" aisle).
  - Must include a **“use last”** sign.
  - Must maintain an unobstructed accessible route.
  - Surface must be stable, level (<2% slope), and free of obstructions.
  - Operable parts must be reachable with one hand.

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## 6. Additional Design Considerations

- Outdoor/open-air locations preferred.
- Enclosed/underground installations may require fire-safety measures.
- Distinct striping and above-ground signage required.
- Bollards or equivalent protection required.
- Fuel-dispensing sites require electrical engineer review per NEC Articles 500–514.

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## 7. Approvals & Permits

### New Developments

- Reviewed during **site plan review**.
- Requires an **EV Charging Station Permit**.

### Existing Facilities

- EV Charging Station Permit required (planning, building, electrical review).

### Interior Installations

- No site plan review required, but EV permit still required.

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## 8. Required Documentation

- Scaled **site plan** showing parking, equipment, conduit, bollards, and utilities.
- Screening details for transformers/switchgear.
- Nearest fire hydrant and FDC location.
- Manufacturer data sheets, electrical requirements, installation instructions, emergency shutoff details.
- Floor plan (for interior installations).
- **Electrical riser diagram, load calculations, and panel schedule** sealed by a licensed electrical engineer.

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