

Question Report		
Report		9/7/2022 12:20
Topic	Webinar ID	Actual Start Time
EV Cha	867 1913 6033	9/6/2022 17:35
Question Details		
#	Question	Asker Name
1	will Subtitles, captions or a full transcript available during or at end of meeting?	Ryan Burket
2	I know that I cannot stay for the entire webinar. How do we get a copy of the video?	Renaë Bolton
3	Do you anticipate funding being available to assist condos in setting up charging stations?	Valerie Chapman
4	does an HOA have the right to be asked to be added to your home insurance policy in order to get permission to install an EV charging station	Jacob Pimentel
4	does an HOA have the right to be asked to be added to your home insurance policy in order to get permission to install an EV charging station	Jacob Pimentel
5	I live in a condo. assoc. that is on a Master Meter for electricity.	Carol Patterson
6	I live within an HOA. Our HOA controls/"owns" sidewalks that many townhomes must cross over with their ev cables. With no guidance currently in place, they have stated they are willing to put out a cease and desist on EV owners since no policy exists. Can you please outline if this is within their right due to the Maryland Right to Charge law? There is also a subcommittee of this HOA currently proposing new options to overcome the sidewalk issue but no consensus has been reached.	Joshua Clayton
7	How can an HOA control the usage of an EV Station so that someone doesn't leave their car for longer period of time than needed - preventing others from using the station?	Sheila Schneider
7	How can an HOA control the usage of an EV Station so that someone doesn't leave their car for longer period of time than needed - preventing others from using the station?	Sheila Schneider
8	what if my HOA is asking for that? the only reason I haven't applied. that's is one of their requirements. how do I address this	Jacob Pimentel
9	Is there a link to online information about this State program and the targets set for zero emission vehicles?	Anne Pfitzer

10	I would like to know for condos who do not have assigned parking, how can we have a charging station if the condo association cannot technically reserve a space for them because they dont have the authority.	Barbara J
11	We live in the townhouses within a larger community. We bought an EV and are ready to install a charger, but our HOA won't approve the instalation. Do you know of any townhouse communities that have dealt with this issue?	Kenneth Bakalar
12	Last year my townhome condominium association applied to Pepco for its EV grant program. We were turned down b/c Pepco said "residential properties are not eligible." We are 4 physical buildings which contain 28 townhomes and are a LEGAL CONDOMINIUM. Help! Our physical set-up would disallow 1/2of our owners the ability to install private chargers, thus setting up a discriminatory situation which is underpinned by public funds	Natalie Cantor
13	Councilmember Friedson, Is there any legislation before the county council to require common ownership communities to install EV charging stations? If so, any idea what the requirements are looking like? (This is a question for Q&A after presentation.)	Rodger Pitcairn
13	Councilmember Friedson, Is there any legislation before the county council to require common ownership communities to install EV charging stations? If so, any idea what the requirements are looking like? (This is a question for Q&A after presentation.)	Rodger Pitcairn
14	Somebody please tell the councilman to finsih up. Never has so little been said in so much time.	Louis Wilen
15	I would like comments on 3rd party metering solutions such as provided by Plugzio (a Canadian company). I have promotional material from them along with some contact names. Their U.S. distribution operation is located in California. Their pitch is to use 240 volt or 120 volt "level-1" chargers, which would work on an overnight basis for those with garages, provided that the main electric capacity is sufficient but they really don't give good guidance for determining what "sufficient" means (especially if multiple EVs would be charging overnight). The power to the private garages is presently supplied from un-metered outlets that are billed to the condo instead of individual owner accounts.	Don Moldover
16	We each have a private garage. Will condos like mine - on a MasterMeter - become a magnet for new residents who are high users of electricity and own multiple EV's and friends who may share the owner's EV charger in their private garage? If so, what precautions can we take. One proposal is an extra \$15 add-on to the condo fee of EV owners. Is this sufficient?	Carol Patterson

17	When you talk about “charging stations” does that include Level I charging using a regular 110 V outlet as the majority of us EV owners use?	Lynn Yellott
18	Will you discuss any rules for issues around charging stations and handicapped parking? Will we have to dedicate stations for these parking stations?	John Braun
19	Will you be able to go into detail about how the grants work and the process that condos need to follow such as if you are in process in using your current electric infrastucure and are in the process of upgrading your electric infrastructure. Also can you disccuss the process to apply for credits with intent in the future of doing EV in your condo in your building and how that works.	Karin Bues
20	How can HOAs block someone’s ability to charge their vehicle if they lack any guidance and policies, yet the homeowner does everything in their ability (orange cones, Ada approved ramp over the cable) to mitigate any issues? If they can’t, what tools does a homeowner have to push against their HOA?	Joshua Clayton
21	Are any of you coming out to visit the 200+ EV owners (and 10-15,000 visitors) at the National Drive Electric Poolesville Day Event on Sept 17th? (Hosted by Poolesville.Green)	JD Taylor
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22	Is the current electric grid ready for everyone to own an electric vehicle?	Sheila Schneider
23	until there is rebate funding available to master meter associations, there will be NO charging station installation in Leisure World.	s katzman
24	My HOA would to install a multi vehicle charger, but the cost is prohibitive. We don’t qualify for Pepco’s aid because each townhouse has it’s own electrical meter.	Kenneth Bakalar
25	What will replace the lost revenue from less gas taxes?	Carol Edwards
26	In the eventuality that we need added electrical capacity supplied to the building and parking lots to meet the overnight charging usage case, how is cost allocated between the condominium and the utility company (Pepco)? What is the backlog like for such requests?	Don Moldover
27	fyi - the failure to include Pepco funded installation - also means the \$13 MILLION ++++ construction of a new administration building will NOT include charging stations.	s katzman
28	The grid on MoCo is relatively clean, and EV’s cut direct GHG emission by about 70% over gasoline. See first entry in https://evadc.wildapricot.org/EVPapers	Scott Wilson

29	Would you agree with the author of a recent SLATE Magazine article that a PARADIGM SHIFT is urgently needed? We must STOP thinking of recharging opportunities as GAS STATIONS. Instead, we must think of them as WiFi hot spots which we expect to have access to just about everywhere these days.	Reza A. "MAX" EGHBAL
30	What are the current state incentives for purchase of an EV?	Hugh Byrne
31	I heard from another condo board that the only way a condominium can qualify for a subsidy for installing EV charging is to make the EV charger available to the general public. Is this true?	Mike Wish
32	I want to "second" Joshua's question. As an HOA board member, we need a way to get information on costs and practicality of different options for charging stations. Right now, I have been told we need to hire an engineer to give us this info. As a very small HOA, we do not have funds to spend on a purely speculative venture. Could the county, together with Pepco or other vendor, provide this service to COCs at minimal cost?	David Potasznik
33	Councilmember Friedson, Is the county considering what to do with old batteries when they are worn out, i.e., when they can no longer hold a charge?	Rodger Pitcairn
34	an additional problem in Leisure World is transformer(s) capacity	s katzman
35	Some EV's require battery conditioning at very cold (below 32 degrees) and high (above 90 degrees) temperatures. Does this webinar address this need as well?	Joan Clement
36	What is the cost of replacement batteries? Is this an issue in converting a gas car user to an electric car user?	Sheila Schneider
37	If there are existing HOAs with a lot with no assigned parking spaces that have successfully installed charging stations and could be contacted or visited for lessons learned?	Anne Pfitzer
38	What are the current subsidies, tax incentives or other support provided to HOAs/condominiums to install charging stations? And will there likely be additional financial support under the Infrastructure Act or IRA?	Leslie Wharton

39	Per this brief, if it takes 4-6 hours to charge your vehicle. An HOA preventing homeowners to charge their vehicles and forcing them to go to either a level 3 charger or “community level 2” charger is NOT the future envisioned by our county leaders - what would your points be to an HOA that values community chargers over enabling homeowners? How should homeowners charge their vehicles if the HOA won’t allow it by denying them the ability to charge by running a cable over a sidewalk safely?	Joshua Clayton
40	any thoughts on what a financing the systems is. currently evaluating a higher electric fee to cover all costs over a period of time or passing a special assessment to cover the upfront investment and then leaving the base electricity rate for maintenance only?	Zachary Vida
41	How many of the presenters own an EV and also live in a Common Ownership Community?	Lynn Yellott
42	The MD EV incentive will be active again after 7/1/23. It will be a \$3000 excise tax credit, with limitations https://afdc.energy.gov/laws/8381	Scott Wilson
43	I have a high-rise condo client whose transformer/sub-panel can't support multiple EV chargers in the garage if people want to install in their deeded parking spaces. What options are up there for grants to upgrade the electrical system?	Leslie Brown
44	Can we get clarification on Maryland's Right to Charge law? I don't think seeking an attorney is manageable, quick to resolve, or a proper response to my questions that is law for the state that our county leaders should be able to answer.	Joshua Clayton
45	EV batteries are almost entirely recyclable. EV's are reaching 100k+ miles on their original batteries too.	Scott Wilson
46	I am currently in the process of helping my condo community purchase and install one Level 2 charging station in our resident parking lot. The only way I've been able to get approval is from cost coverage through Pepco's EV program and MoCo's EV program. However, Pepco only lists a handful of charging companies that qualify, and out of the 6 qualified companies only ChargePoint is responsive and has supply. ChargePoint is also charging the highest amount, and we can only afford 1 dual head charger for a community of 15+ EVs. Why aren't there other companies approved on Pepco's list, such as SemaConnect or Blink, that can help with competition and reduce costs? Can we go through the same Pepco rebate process with other additional stations or are we capped with one application?	Ravi Choudhuri

47	With the rebates how does it work if you have a phase approach for EV charging stations b/c the limitations of the current electrical infrastructure?	Karin Bues
48	Our townhouse communities do not have assigned parking spaces. Most barely have enough parking for existing cars. How are we going to be able to add charging stations under these conditions?	Mark Sagarin
49	Step 5 - select a contractor - is the "contractor" a licensed electrician, a hardware manufacturer/supplier and/or a software system provider?	Michael O'Sullivan
50	Will CCOC provide sample documents, templates for planning and implementing EV charge point stations?	Rodger Pitcairn
51	Our condo garages are on a master meter, but the garage units are individually owned. Can the EV stations have a payment option, like when we have to pay for air for our tires?	Jane Hatch
51	Our condo garages are on a master meter, but the garage units are individually owned. Can the EV stations have a payment option, like when we have to pay for air for our tires?	Jane Hatch
52	How does the panel recommend going forth in a community that less than 1% of the community owns an EV but needs over 90% consensus within the neighborhood to install a community charger while the HOA will not allow homeowners to charge in the mean time?	Joshua Clayton
53	I live in a small (46 unit) single building condominium with a surface parking lot, only one assigned parking space per unit with no extra space, no guest parking. No space to expand parking lot. What would be involved in taking away a space for charging station from one unit and then reshuffling assigned spots for other 45 units? They were assigned when the developer sold the units mostly in 2007 and have been passed down as units have been sold to new owners.	Elaine Feister
54	Shared charging doesn't allow every EV to be plugged in for conditioning in very hot or very cold weather. This should be added as a con. Also, level 1 charging is much less expensive, and this needs to be factored in. the assumption of three vehicles per charger is not addressing the battery conditioning concern. Thank you.	Joan Clement
55	We have assigned parking for 300+ spaces in a three story garage. Are there recommendations on how to put in an electrical infrastructure that would make it relatively simple for individual owners to install their own outlet for charging in their space?	Jim Lyles
56	Re costs: How will rebates change next year?	Frank Linton

57	We may be repaving the main parking lot of our HOA in next months to year. Is there anything we could do when having this done to make future installation of charging stations more feasible for townhouse residents?	David Potasznik
58	In a condo where the number of spaces is the minimum required by current code, will the County grant an exception to reduce the number of spaces in order to dedicate 2 or more spaces to charging stations.	Alan Margin
59	If I heard you correctly, when you were discussing "objections" you mentioned questions about accessibility with the graphic of a person who uses a wheelchair. If it is true that you characterize asking about accessibility as an objection, please do not do that.	Lore Rosenthal
60	Joshua - One idea is to view the charger as an amenity that will increase the desirability of your community.	Scott Wilson
61	I meant to add that we have very little unassigned space in which to install public charging stations.	Jim Lyles
62	Is the CCOC allowed to provide names of condo communities that have installed charging stations to study best practices?	Maria Elena Montero
63	What is the feasibility of installing/using solar panels to provide the power for charging stations?	Lydia Berry
64	Is there additional taxation to the end user as in "gas" tax?	Saul Pineda
65	On County property, like schools, does the County usually or ever install publically accessible EV charging stations?	John Kester
66	Can a transcript of all these q's be made available with the recording? They are informative and the responses are helpful. Unfortunately, on my phone there are 60q visible but only 29 on my desktop. thx!	Annette Gatten
67	Does the County ever consider building EV charging stations on mostly unused parcels of land along State or County roadways?	John Kester
67	Does the County ever consider building EV charging stations on mostly unused parcels of land along State or County roadways?	John Kester
68	Those of us in townhomes need help getting home chargers! Help!	Kenneth Bakalar
69	I don't see the need for network fees with a simple Level 1 plug assigned to an individual's parking space. Just a way for that individual to access the charger and pay for the costs. No maintenance needed either.	Joan Clement
70	What does this look like for townhomes?	Saul Pineda

71	Do you have a list of recommended or qualified vendors for electrical needs assessment?	Don Moldover
72	Are permits needed for townhouse single user charging outlets?	Steve Drake
73	Joan - You are correct. Networking is a good way to manage a shared charger among many users. But, charging can be as simple as access to a 110V outlet (Level 1 charging), or a "dumb" (i.e. non-networked) Level 2 240V charger.	Scott Wilson
74	Here are two good examples of charging at condo/townhomes: https://www.plugshare.com/location/220394 and https://www.plugshare.com/location/308415	Scott Wilson
75	Do Level 2 chargers require a commercial permit?	Ann Wagner
76	Thank you for your answer. Perhaps changing the image and not talking about accessibility when discussing objections would clarify that and remove any confusion.	Lore Rosenthal
77	Does the load fudge factor take into account the increase in electronic devices in more recent years?	Carol Edwards
78	The factor just assumes that 1/3 of available amps will be used at one time?	Andy Green
79	Does the panel have recommendations how to safely cross a sidewalk with an ev cable?	Joshua Clayton
80	what if every house has their own service but a common parking area with no assigned spots and no other power source? Are there any options for us? How much would creating a dedicated power source cost?	Barbara J
81	Terry if i recall their reason was, what if it catches fire. also is this not a seminar for home owners??? it seems to be more commercial. Erik- lot? I meant my assign parking.	Jacob Pimentel
82	When does Pepco expect to exhaust this round of rebates?	Carol Edwards
83	Does the Inflation Reduction Act cover EV chargers or only EV vehicles?	Lore Rosenthal

84	Network EV chargers may be equipped with 'load-sharing' capability so that the main panel isn't overloaded with more than one vehicle connected and charging. Does 'load-sharing' affect the electrical permit approval process?	Lee Jones
85	For us in the Upcounty area, where is FirstEnergy (Potomac Edison) for their program(s) for rebates, etc. for EV?	Andy Williford
86	For Dan:	David Potasznik
87	For Dan: so the multifamily rebates would not apply to townhouses, correct?	David Potasznik
88	Can Townhouse communities qualify for pepco rebates	Jason Mitchell
89	Question for Dan O'Connor - if a condo has multiple buildings that have multiple families each (so 16 buildings each with 4 to 8 family units) - would the HOA be eligible? or each building?	Anne Pfitzer
90	100 chargers for how many years? The PSC started this back in 2019. Won't that number go up each year as the state goals go up to 60% reduction of GHG?	Lore Rosenthal
91	If I don't own an EV at this time can you still qualify for the rebate program?	Raymond Abel
92	What is the approximate cost for Level 2 charger for a condo?	Wajeda Rab
93	Are the rebates for individuals installing a charging unit at their own garage or just for EV Stations that serves more than one car?	Sheila Schneider
94	What does permitting and construction look like for individuals that want to install charging units outside their town homes? Do you have examples of permitting and builds for townhome communities? Our community is largely townhomes, with some single family and some condos; we'd like to have some idea of what we could do or allow for each type (townhomes/condos).	Saul Pineda
95	Do we have to have a plan and permit before asking pepco for help?	Anita Centofanti
96	If they are interested, they can find out more at https://Poolesville.Green/NDEW or at https://www.poolesvilleday.com/ . There is a VIP breakfast for county and state representatives.	JD Taylor
97	Are there increased insurance requirements?	Raymond Abel
98	Is there an approved vendor list?	Saul Pineda
99	Can you clarify if the Inflation Reduction Act provides for electrical panel and wiring upgrades? There are such incentives included in the IRA for residential homeowners.	Joyce Breiner

100	Our HOA is comprised of individual buildings. Is each building considered a property?	Lester Gorelic
101	My community has started pursuing this Pepco rebate, and had a property assessment with an electrician. We are stuck on the fact that apparently we need to have a strong community wifi signal before Pepco can draw up a plan and approve it. Right now every resident in our community purchases their own internet access. Hard to make the case to the community to invest in a separate community wifi signal specifically for chargers that don't exist yet. I know Pepco is aware and thinking about how to remove this barrier. I hope we can move forward!	Erica Bollerud
102	I was also thrown by the photo of the wheelchair user scolding the viewer in the slide about objections. The overly sensitive, disabled killjoy is a terribly harmful trope that is perpetuated with casual choices like this. So far there hasn't been much actual information about solutions to accessibility barriers created by retrofitting current infrastructure. Running cables across common sidewalks and shrinking sidewalks to accommodate chargers can make communities completely impassible for neighbors with mobility issues and hazardous for everyone. So far it feels like this webinar is jumping into the weeds of implementation before establishing what kinds of charger designs and infrustructure solutions actually exisit. My community can't even visualize how and where we would install chargers in our townhouse/parking lot community. It would help hugely to see photos and details of actual projects before jumping into the technicalities.	Eleanor Keyser
103	Erik, I mentioned that my HOA was asking to be an insured in my home owner policy in order to be able to install a charging station in my parking space. your response mentioned a lot owner is that part of the law specifically to commercial and not home owners. thanks	Jacob Pimentel
104	'@Lester, I have the same question. Our property has 2 buildings and I'm wondering if the rebate is for 2 stations per building.	Hedy Ross
105	If you have questions about EV's themselves, you can talk to real owners once a month at EVADC's Ask-An-EV-Owner https://evadc.wildapricot.org/Ask	Scott Wilson
106	Regarding the PEPCO multi family rebate program, does a townhouse property / association qualify or are townhome properties considered single family properties.	Steven Babb
107	Are rebates available for individuals that install a charging outlet in condominiums that have no charging options?	lance ford
108	How many townhouses are there in MoCo?	David Potasznik

109	We have been approved for the Pepco rebates but are getting a couple more quotes and still need to put this to the community. How long is our Pepco approval good? Condo is Crest of Wickford north bethesda	Mary Ward
110	True. An EVSE is essentially a fancy extension cord, it's just called a "charger" in common usage.	Scott Wilson
111	Please clarify (again) what EVSE is	Judith Heimlich
112	Erik- add them as a claimer or as HOA insurance, just trying to clear this bump in the road. thanks.	Jacob Pimentel
113	For Robert - without assigned spaces, how did it affect parking availability for owners/residents? Is there a permit system?	Maria Elena Montero
114	What is the average cost to the user for charging?	Alean Miller
115	Erik- apologies, what I mean isn't there HOA insurance to your home owners policy. is this what the law asks owners to do. to add HOA insurance to your homer insurance and not add the HOA as policy holders to a home owner insurance. hope it's clearer. if not I will reach out privately	Jacob Pimentel
116	how frequently are they used?	Steve Drake
117	In this case are spaces not deeded to the unit owners?	Karin Bues
118	how do you enforce people leaving their cars when not charging?	Lexie May
119	Can an individual that lives in a condo make application with pepco or just the HOA? Same question regarding rebates for private parking spaces since we dont have shared spaces.	Greg Ford - JPAR Preferred Properties
120	Thank you Dan. Do you know of a program that does?	Leslie Brown
121	Erik- maybe it will be easy if you define what additional insured means if that is possible.	Jacob Pimentel
122	thank you	Greg Ford - JPAR Preferred Properties
123	Robert Borkowski - Did you have a contractor that helped with planning or did you have to do the research on your own?	Hallowell Homeowner
124	Will all of the presentation slides AND the Q&A questions with answers be included in the information post- webinar?	Daphne Williams

125	Are we not meant to ask questions of speakers? I am confused by previous answer. But I had a question for Robert Borkowski... it seems that there is no shortage of parking units in his condo property? How much were the anticipated costs part of the vote to approve a change to the bylaws to assume the EV program? I am a bit confused about how costs are assigned to residents including owners of gas powered vehicles...	Anne Pfitzer
126	Erik thanks	Jacob Pimentel
127	Am I hearing correctly that Pepco does not provide rebates for Level I charging? Does Level I not require less infrastructure and less capacity? Especially in a 55 and older community like Leisure World, doesn't it make sense for EV owners, many of whom are retired, to have the convenience of 110 V outlets where they can charge overnight and avoid the drawbacks of shared chargers? Why are there not rebates to incentivise simpler solutions? What about rebates to provide for solar panels and their installation to provide some of the power for EVs?	Lynn Yellott
128	Hi Terry! Good to see you on the Webinar!! Joy	Joy Liberti
129	has anyone added a solar panel to feed back in to the dedicated service lines?	Anita Centofanti
130	Can an HOA block someone from charging in front of their residence based on the Maryland Right to Charge law due to owning the sidewalk and needing to cross over it?	Joshua Clayton
131	Our townhouses have assigned parking spaces but they are on the other side of the community sidewalks and the common area. The area is deeded to the HOA. The HOA is considering allowing residents to put their level 1/2 charging stations in the common ground by their parking space at their own expense but is concerned about liability, electrocution, ect. What are the laws on this?	Steve Drake
132	Our association allows town house residents to install their own charger in their reserved parking space. We have written the rules.	Donnis Crump
133	If an HOA has no policy or guidance for charging over a sidewalk, can they deny a resident from charging even if they follow proper safety guidance ie a ramp until policy is determined?	Joshua Clayton
134	Thank you Bryan. FYI - The two EVs O	Lee Jones
135	Is there a concern about the combustibility of EV batteries during charging, especially in enclosed garages and carrports?	Kathy Viney-M14
136	Are there solutions for running cables from individual townhomes under sidewalks to parking spaces? Perhaps a "tunnel" system that could be installed during sidewalk repouring in anticipation of future EV charging systems installed and maintained by individual homeowners?	Eleanor Keyser

137	EVs I've owned had Level 1 adapters supplied with the vehicle. Each one was rated at 15 amps. Most 120 VAC home outlets are rated at 15 amps with a 15 amp Circuit Breaker. Ergo, the Level 1 plug used in the home would have to be upgraded to 20 amp service. Just a thought. Home outlets may not be suitable for Level 1 charging without an upgrade.	Lee Jones
138	If I live in a townhome and would like to plug into an external 120v outlet on my home, what are the rules and recommendations for how to run the wire a short distance of HOW property?	Michael Wolmetz
139	Why do homeowners need to seek legal council for a pretty standard question regarding right to charge and HOAs blocking their ability to charge?	Joshua Clayton
140	The previous messages are meant for Bryan Bomer.	Lee Jones
141	Has the problem of EV vehicle batteries catching fire been resolved? Charging EVs in garages located inside a condo building could cause a building fire if batteries catch on fire.	Richard Gilbert
142	I live in a condo with 815 units. It was built in 1968. I don't think there would ever be enough space to put more than 5 stations in max. Is there even a point in this? I'm feeling overwhelmed.	Christine Malich
143	Are you working with federal departments like NIH to install chargers in some of their parking garages?	Steve Drake
144	The EV vehicle fires were associated with the Chevy Bolt, and almost all of those batteries have been replaced under warranty. Compared to gasoline fires, the EV's are miniscule.	Scott Wilson
145	After the information is posted on the website you mentioned, please send all participants on this webinar the link to the website. Thank you	Judith Heimlich
146	orange does level one	Richard Coppola
147	I understand that you can not require them to install charging stations but NIH, NIST, and DOE are three large employers in Montgomery County. Are you even talking with them?	Steve Drake
148	Could you remind me how many (external) charging stations are currently permitted on a property.	Lester Gorelic
149	what townhome associations have installed EV Stations or installed the level 1 chargers in their association?	Michelle Olson

150	NIH, FDA, DOE, etc would all fall under federal workplace charging, which is a very active topic. (Those already have workplace charging, btw) For example, EV chargers are on the GSA schedule. See more info at https://www.energy.gov/eere/femp/articles/federal-workplace-charging-program-guide	Scott Wilson
151	Can Lexie May please send a copy of that agreement to me, perhaps through Mark Fine? We need something like that as well for our HOA. Thanks	Steve Drake
152	that is the mindset of some of our fellow residents...!	Anne Pfitzer
153	Thank you all for an incredibly informative presentation.	Mark Sagarin
154	is there a link to a definition of what "Schedule GS, MGT LV II, MGT LV III, MGT 3A II, MGT 3A III, GT, and NEM" means in plain english?	Anne Pfitzer
155	Thank you, very informative!	Nancy Weinstein
156	charge more if you dont move after charged	Richard Coppola
157	How would the "good faith" system apply to a non-electric car? Would you need to just enforce towing for a standard car parking in a charging spot?	Ryan Burket
158	I thought with community chargers, you get charged extra for every minute you're not actually charging as incentive to not idle at the spot	Peter Rotella
159	Thank you Mark, Brian, and everyone on the panel. There is a long way to go and it will take a lot of work....	David Potasznik
160	My condo in downtown Silver Spring has a 5 story parking garage that juxtaposes the building. Curious about the strategy of pre-wiring each of 400 deeded parking spot and allowing owners to install their own chargers.	Donald Bosset
161	Wondering if we'd have to enable capacity for all 400 in the pre-wiring phase or if we could do it piecemeal.	Donald Bosset
162	Please send Mr Rokus info to me	Michelle Olson
163	Thank you	Michelle Olson
164	Can we please get the info for Solar as well. Thank you.	ranjodh Gill
165	Thank you for a helpful perspective on the EV future	Don Moldover
166	thanks	ranjodh Gill
167	Many thanks, it surely flattened our learning curve!	Reza A. "MAX" EGHBAL

168	This is a question for the Green Bank. Do you cover window replacements?	Candace Otto
169	do you want to post the survey?	Anne Pfitzer

Question Report		
Report Generated:		
Topic	# Question	
EV Charging for Cor		169
Question Details		
#	Answer	Question Time
1	live answered	9/6/2022 18:02
2	live answered	9/6/2022 18:04
3	It may be available	9/6/2022 18:04
4	Do not believe that will be a requirement.	9/6/2022 18:05
4	HB0110 provides that a lot owner seeking to install EV equipment must either: "PROVIDE A CERTIFICATE OF INSURANCE NAMING THE ASSOCIATION AS AN ADDITIONAL INSURED" or "REIMBURSE THE ASSOCIATION FOR THE COST OF AN INCREASED INSURANCE PREMIUM ATTRIBUTABLE TO THE ELECTRIC VEHICLE RECHARGING 22 EQUIPMENT." We recommend consulting a competent attorney before adopting policies based on this law.	9/6/2022 18:05
5	The decisions for a charging statin would be a Board decision.	9/6/2022 18:07
6	HOAs generally have broad authority in their founding documents to regulate common areas. Consult an attorney or the CCOC on your rights if you think they are in doubt or if you believe your HOA is acting inappropriately.	9/6/2022 18:07
7	The Board should establish a policy related to the use of the charging station.	9/6/2022 18:08
7	EVSE might have option to charge inactivity fee. Higher inactivity cost will encourage those undividuals to move their EVs	9/6/2022 18:08
8	I woul inquiry as the why the Board feels a need to have a copy of the home owners insurance policy.	9/6/2022 18:09
9	Be sure to check the CCOC website within ten days for more information.	9/6/2022 18:11

10	The Board can opt to establish a policy and assigned a parking space for the charging station. The Board should consult legal counsel.	9/6/2022 18:11
11	Not specifically.	9/6/2022 18:11
12	Natalie - thanks for reaching out. If you believe that your property meets the EVsmart Program definition of multifamily property (a residential building with more than 3 units of housing contained within one building), please reach out to us again for clarification for why you were turned down.	9/6/2022 18:11
13	I am not aware of any pending legislation before the county that would require COCs to install EV charging stations. Tonight is part of a broader effort to help make it easier for communities to do so.	9/6/2022 18:12
13	There are discussions on requiring EV charging and EV charging infrastructure in the building codes. Depending on the type of construction and scale of a new project, there may be requirements if the codes and amandements are approved.	9/6/2022 18:12
14		9/6/2022 18:12
15	Level 1 "smart outlets" like Plugzio can be a great solution, requiring less power than level 2. However, you'll still want to make sure you have dedicated circuits for each outlet or you will trip the circuit if more than one vehicle tries to charge. Please feel free to reach out to Brian.Booher@montgomerycountyMD.gov for more information.	9/6/2022 18:12
16	The Board will need to analys the incresase in electric usage.	9/6/2022 18:13

17	The upcoming presentations will cover three levels of charging stations, including Level 1.	9/6/2022 18:13
18	Can you please clarify your question. Are you asking whether there is a requirement to create a certain number of electrical charging stations with handicap accessibility?	9/6/2022 18:15
19	Some of these grant programs will be discussed later in the presentation and a handout listing them/slides will be available afterwards.	9/6/2022 18:15
20	HOAs generally have broad authority in their founding documents to regulate common areas. Consult an attorney or the CCOC on your rights if you think they are in doubt or if you believe your HOA is acting inappropriately.	9/6/2022 18:16
21	Not to my knowledge	9/6/2022 18:16
21	Several members of the Montgomery County Government will be there. See you then!	9/6/2022 18:16
22	we will ask pepco they are here	9/6/2022 18:17
23		9/6/2022 18:18
24	As an owner you may qualify for assistance.	9/6/2022 18:19
25		9/6/2022 18:19
26	Don - the cost to increase buidling electrical capacity is based on needed material and labor. I do not know the backlog for multifamily upgrade requests specifically. We are seeing some upgrade and new build jobs delayed due to transformer shortages (this is an industry-wide issue, unfortunately).	9/6/2022 18:19
27	live answered	9/6/2022 18:20
28		9/6/2022 18:20

29	You are correct, it is definitely a paradigm shift. I think we still aren't sure what exactly the ideal charging infrastructure will need to look like, as the technology continues to mature. It may be that we don't need a lot of charging everywhere, and instead need to make sure its deployed strategically. But we at DEP are studying the issue closely.	9/6/2022 18:20
30	See here: https://mde.maryland.gov/programs/Air/MobileSources/Pages/ZEV.aspx	9/6/2022 18:21
31	No, Pepco's multifamily property rebate does not have that requirement. https://www.pepco.com/SmartEnergy/InnovationTechnology/Pages/MultifamilyPropertyIncentive.aspx	9/6/2022 18:21
32	Contact Green Bank rokas@mcgreenbank.org . We can help.	9/6/2022 18:22
33	Department of Environmental Protection may be able to provide a more thorough response here than I can, but it's definitely a challenge and a broader issue beyond the county. There is some progress being made from my understanding on EV battery recycling which we hope will advance further in the years ahead. Delegate Fraser Hidalgo (D-15) has been a leader on these issues at the state level.	9/6/2022 18:22
34	live answered	9/6/2022 18:22
35	This webinar is focusing on the charging infrastructure, not the vehicles themselves. In certian circumstances if the TYPE of battery requires a specific charger type, DPS will review for mechanical heating, cooling, or ventilation. This is quite rare and is rapidly phasing out.	9/6/2022 18:23
36		9/6/2022 18:23
37	The CCOC is not trackign current Associations that have installed charging stations.	9/6/2022 18:23
38	Several of these will be discussed later in the presentation and a handout listing them/slides will be available afterwards.	9/6/2022 18:23

39	<p>https://www.montgomerycountymd.gov/DPS/Process/rci/residential-EV-charging.html</p> <p>click on: Electric Vehicle Charging Policy. While this doesnt answer your question perfectly, it shows efforts are being made to provide privately owned EV charging in the right of way (ROW)</p>	9/6/2022 18:24
40	Contact Green Bank. rokas@mcgreenbank.org	9/6/2022 18:26
41	Unknown	9/6/2022 18:26
42		9/6/2022 18:26
43	Leslie - I am speaking only from the Pepco perspective. Our EVsmart program does not cover the cost to upgrade service to your building.	9/6/2022 18:27
44	Many answers are available here. Feel free to reach out to the CCOC with specific questions. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://mgaleg.maryland.gov/cmte_testimony/2021/ent/1VcBPcVvz6WizFeiu96fGgeX7Oonhs7qm.pdf	9/6/2022 18:27
45		9/6/2022 18:27
46	We can ask Pepco as they will be presenting this evening.	9/6/2022 18:28

47	Consult Pepco for specifics regarding rebates	9/6/2022 18:28
48	The Board can discuss if the need exists for a charging station and establish a policy based upon the need of the Association.	9/6/2022 18:28
49	Green Bank has a list of approved contractors. rokas@mcgreenbank.org	9/6/2022 18:28
50	The Board should consult legal counsel for specific templates.	9/6/2022 18:29
51	Yes	9/6/2022 18:30
51	Defer to you Board for specifics regarding your question	9/6/2022 18:30
52	Consult your rights under Maryland's Right to Charge Law, HB0110, which will be discussed later in the presentation.	9/6/2022 18:30
53	The Board may need to consult legal counsel to discuss options for charging stations.	9/6/2022 18:31
54	This is correct, thank you for this point.	9/6/2022 18:32
55	It may be possible to install standard 120V outlets in each space. This will still require dedicated circuits for each outlet and you'll need to increase the electrical capacity. This doesn't let you "bring your own" Level 2 equipment, but it would meet the basic charging needs of each space.	9/6/2022 18:32
56	live answered	9/6/2022 18:33

57	This could be a good opportunity for "make ready" electrical work, to run conduit that can later be used to connect with EV chargers.	9/6/2022 18:33
58	Consult your legal counsel for futher information regarding parking requirements.	9/6/2022 18:34
59	No offense was intended. Accessibility is critically important and should be considered in evaluating applications.	9/6/2022 18:34
60		9/6/2022 18:34
61		9/6/2022 18:35
62	The CCOC does not maintain a list of current communities that have charging stations	9/6/2022 18:35
63	Some people do this. The feasibility depends on the efficiency/quantity of panels and energy needs of your electric vehicle.	9/6/2022 18:35
64		9/6/2022 18:35
65	Great question for the County Council	9/6/2022 18:35
66	We will try to make this available.	9/6/2022 18:37
67	Great question for the County Council	9/6/2022 18:37
67	There is a federal incentive that the County is working on to do just that.	9/6/2022 18:37
68	Check the Pepco webiste for furhter assistance	9/6/2022 18:37
69	This is a good point. Simple outlets can go a long way. In addition, there are "smart" level 1 outlets that give you that user management and payment options, which some properties may need.	9/6/2022 18:37
70	Can you please clarify your question, we can't match up the time you said this to the point in the presentation you are referring to.	9/6/2022 18:37

71	Check the Pepco website for qualified vendors	9/6/2022 18:38
72	https://www.montgomerycountymd.gov/DPS/Process/rci/residential-EV-charging.html	9/6/2022 18:38
73	live answered	9/6/2022 18:41
74		9/6/2022 18:44
75	Yes, if it is being installed on a commercial property it needs the commercial permit. If you're installing a level 2 charger in a single-family residential property, you should instead apply from a residential electrical permit.	9/6/2022 18:45
76	We'll recommend editing the presentation to the presenter. Thank you.	9/6/2022 18:48
77	This question is more complex than it may seem. While there was a massive increase in use of electronic device there was also a massive reduction in the power consumption due to lighting since the advent of the LED. The NEC is updated every three years and the code is reviewed to ensure that it is in sync with modern times. Some items are removed, some are added and others are updated.	9/6/2022 18:49
78	The demand factor was taken from Table 220.84 NEC 2017--Demand Factors for Three or More Multifamily Dwelling Units. The number of units was 39 to 42 with a demand factor of 0.28.	9/6/2022 18:50
79	The Board would need to address how to install across or under a sidewalk for the charging cable.	9/6/2022 18:51
80	You would need to consult a electrical vendor cost estimates to install a charging station.	9/6/2022 18:52
81	The focus is primarily commercial though there will be some discussion relevant to residential properties. It's hard to follow your question because we can only easily see the most recent response. Can you please rephrase your question. Please also feel free to reach out to the CCOC separately.	9/6/2022 18:52
82	Depends upon interest.	9/6/2022 18:53
83	Yes. The Inflation Reduction Act of 2022 includes incentives for businesses and individuals purchasing electric-vehicle chargers.	9/6/2022 18:54

84	The device used in loadsharing needs to be UL listed and will be evaluated by DPS. In the case where there is not a clear answer in the electrical code, project teams may utilize alternative compliance through our code modification process.	9/6/2022 18:54
85	Potomac Edison also provides rebates for EV charging. Here is some information: https://www.evdrivenpe.com/multifamily/faqs/evdriven-multifamily-faq/	9/6/2022 18:55
86		9/6/2022 18:55
87	David: thanks for the question. Only if the townhouse meets the multifamily definition - 3 units of housing contained in 1 building.	9/6/2022 18:55
88	Consult Pepco directly	9/6/2022 18:57
89	Consult Pepco directly for futher informaiton	9/6/2022 18:57
90	Hi Lore: thanks for the question. 100 chargers can be rebated in Pepco MD through the EVsmart Multifamily program through Jan 2024, per the MD Public Service Commission. However, Pepco does have the option to request incentive increases if adequate interest is shown by customers. If our count for multifamily rebates picks up and tops out, we would seek such approval from the PSC.	9/6/2022 18:57
91	Consult Pepco directly for clarification.	9/6/2022 18:59
92	Consult an approved vendor cost estimates.	9/6/2022 18:59
93	Consult Pepco directly for futher information	9/6/2022 19:00
94	Suggestion is to speak with an approved vendor to establish a plan and recommendations to install	9/6/2022 19:01
95	No	9/6/2022 19:01
96		9/6/2022 19:01
97	Possibly - be sure to consult you insurance agent for further information.	9/6/2022 19:02
98	Check the Pepco website for approved vendor list	9/6/2022 19:03
99		9/6/2022 19:03

100	No	9/6/2022 19:03
101	Erica - thanks for the comment; sorry to hear of that barrier. This issue has come up in some areas. Please continue to work through your assessor or the project manager (Lori Van Hoy) so we can get you your chargers.	9/6/2022 19:04
102	You're right about the accessibility imagery. We will ask the presenter to modify the presentation.	9/6/2022 19:04
103	It refers to homeowners, but there are two options: add the HOA to the policy or compensate the HOA for increased insurance.	9/6/2022 19:05
104		9/6/2022 19:06
105		9/6/2022 19:06
106	Steven - the property must meet the definition of multifamily: as a residential building with more than 3 units of housing contained within one building.	9/6/2022 19:07
107	Consult Pepco for rebates	9/6/2022 19:07
108	Around 20%, but it's always changing because of new construction.	9/6/2022 19:07

109	Hello Mary - there is no official expiration of the approval. The limitation you would want to watch is the availability of rebates (out of the pool of 100). The sooner you can move forward, the more likely you are to receive the rebate.	9/6/2022 19:09
110	Electric vehicle supply equipment (EVSE) means the unit controlling the power supply to one or more vehicles during a charging session.	9/6/2022 19:11
111	Electric Vehicle Supply Equipment - it is the technical term for an EV charger	9/6/2022 19:11
112	I'm not sure I understand the distinction you're raising. Please reach out separately to the CCOC for a more in depth discussion.	9/6/2022 19:12
113	https://clarksburgcondo2.com/projects_evse_faq.html	9/6/2022 19:12
114	With level 2 charging, you can expect to pay about \$20-50 per month.	9/6/2022 19:13
115	The law says you need to "provide a certificate of insurance naming the association as an additional insured." HOA insurance is typically to protect you from having to pay for liability in HOA common areas (that is, when the HOA messes up). What is your HOA asking for exactly?	9/6/2022 19:18
116	live answered	9/6/2022 19:18
117	It's hard to tell which example you are referring to. Can you please clarify.	9/6/2022 19:19
118	Establishing a policy and enforcing the same.	9/6/2022 19:23
119	Greg - the application does not need to come from a specific person or body. However, required permits, electrical work, etc for the project is likely to need buy-in from an authority / body in the multifamily residence.	9/6/2022 19:25
120	Leslie - unfortunately I do not, but that does not mean such a program does not exist.	9/6/2022 19:28
121	Being named Additional Insured on someone else's policy confers certain rights and protections you otherwise would not be entitled to. Simply put, when you become an Additional Insured on another's policy you enjoy the same insurance protections as the original policy holder. Your insurer should be able to tell you more about what they offer in this regard.	9/6/2022 19:29
122	live answered	9/6/2022 19:30
123	Partnering with Pepco was very helpful and an approved vendor.	9/6/2022 19:30
124	Yes, as well as a video. It may take a week or so to upload everything.	9/6/2022 19:31

125	Condo had and still does unallocated excess cash reserve that was used to finance the net cost of \$18,000	9/6/2022 19:33
126	no problem!	9/6/2022 19:35
127	Lynn - thank you for your questions. The EVsmart rebates approved by the Public Service Commission for multifamily homes are only for Level 2 chargers. Level 1 charging is certainly simple logistically and less expensive. The cost to install outlets near your vehicles may not be prohibitively high, even without a rebate program. Regarding solar panel incentives, Pepco offers some incentives (https://www.pepco.com/SmartEnergy/MyGreenPowerConnection/Pages/SolarIncentivesRebates.aspx) but I am unfamiliar with their applicability to multifamily units.	9/6/2022 19:35
128	Hi Joy! Happy you were able to join us this evening.	9/6/2022 19:36
129	live answered	9/6/2022 19:37
130	The Board should consult legal counsel for clarification.	9/6/2022 19:41
131	The Board should consult legal counsel for direction	9/6/2022 19:42
132	Excellent	9/6/2022 19:42
133		9/6/2022 19:43
134	live answered	9/6/2022 19:43
135		9/6/2022 19:44
136	Future building codes are being considered for EV requirements	9/6/2022 19:45

137	I answered the short message! thanks	9/6/2022 19:46
138	You should consult your Board of Directors for their understanding	9/6/2022 19:47
139		9/6/2022 19:47
140	Level 1 is a viable option and this is a great point. Most of our concerns and permitting requirements are with level 2 and 3.	9/6/2022 19:47
141		9/6/2022 19:50
142	The Board would need to see if there is a need from the owners for charging stations.	9/6/2022 19:50
143	Federal land and property are often not required to meet local jurisdictional laws and regulations. Unfortunately we would not be in a position to require NIH to install charging.	9/6/2022 19:51
144		9/6/2022 19:54
145		9/6/2022 19:55
146		9/6/2022 19:57
147		9/6/2022 19:58
148	The number of stations would need to be calculated by an expert.	9/6/2022 20:04
149	We have not begun tracking which Associations have installed charging stations.	9/6/2022 20:04

150		9/6/2022 20:04
151		9/6/2022 20:08
152	live answered	9/6/2022 20:17
153	Absolutely our pleasure. Thank you for joining us this evening.	9/6/2022 20:18
154	Anne - thanks for the question. The source of those acronyms is the State of MD tariff for electricity rates, which can be found here: https://www.pepco.com/SiteCollectionDocuments/MyAccount/MyBillUsage/TariffArchive/2022/MD%20Pepco%20Current%20Rate%20Schedule%20TRANSMISSION%20effective%20090122.pdf . "Plain English" could be a stretch, but the table of contents explains the intent of each rate schedule (which are the acronyms).	9/6/2022 20:20
155	Our pleasure!	9/6/2022 20:20
156		9/6/2022 20:21
157	Establishing a policy and communication would essential.	9/6/2022 20:23
158	It is a choice of the administrator, they can set such a fee if they want.	9/6/2022 20:24
159	Abosultely!	9/6/2022 20:24
160	Development of a plan and communicating to the owners.	9/6/2022 20:25
161	I believe you can do it piecemeal. It will probably require upgrade to the main building electrical capacity.	9/6/2022 20:28
162	live answered	9/6/2022 20:28
163	live answered	9/6/2022 20:28
164	Please refer to the CCOC website for information about solar.	9/6/2022 20:29
165	Our pleasure!	9/6/2022 20:29
166	Our pleasure!	9/6/2022 20:30
167	Our pleasure!	9/6/2022 20:30

168	Yes they can help	9/6/2022 20:31
169	You will get it when you sign off.	9/6/2022 20:33

Answered Time
9/6/2022 18:03
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