

Question Report		
Report Generated:		9/12/2022 13:09
Topic	Webinar ID	Actual Start Time
EV Charging for Condos, Co-ops, and Townhouses	867 1913 6033	9/11/2022 9:36
Question Details		
#	Question	Asker Name
1	Good morning!	Joy Oladele
2	Good Morning everyone	Dena Saunders
3	How applicable is this for other counties?	Alice Gosse
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4	Are there State or County incentives (credits) to help residents afford an EV or hybrid vehicle? I have been looking recently and the price of an EV or hybrid are often \$20k above the gas consuming vehicles.	Alizon Reggioli

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5	Are there specific grants or incentives for condos in Montgomery County or Maryland?	Jeanette Richmond
6	Specifically for installing EV chargers	Jeanette Richmond
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7	Jeanette Richmond: Are there specific grants or incentives for condos in Montgomery County or Maryland?	Tricia Kennedy
8	Does that mean we have to wait 30 minutes each time we have to charge when we are traveling across, or different parts of the country? Thank you.	Sheila Peterson
9	We have a 192 unit low rise condo, we will need a charger in front of every parking space. We are short on reserves and have no money to replace our roofs even...how do we pay for this?	Tricia Kennedy
10	what kind of maintance is needed	Lea Jessop
11	Do you have a model survey to get/understand community needs?	Linda Kangas
12	My community is an HOA where owners have their own parking spaces. They are responsible for installing their charging stations. Do these individual charging stations require a permit?	Margaret Grey
13	Do we need a commercial permit for privately owned parking spots or chargers?	Jon Seppala
14	are there requirements re insurance policies?	Joseph Jordan
15	If you do the math, you will need one station per car, even for level 2 charging. Can't imagine someone unplugging the car overnight to allow someone else to plug another car. This sound unviable in the long run. How do you visualize this in a five to ten year span?	Gustavo Flamerich
16	Does Maryland law require condos offer charging options?	Jim Lieberman
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17	Is a document from the insurance company required to be submitted with HOA application?	Joseph Jordan
18	Brian, what do you mean by a Management Company?	Joe LaDana
19	How do you stop people from fighting over the few chargers available?	Tricia Kennedy
20	Brian...Great to know you are resource to speak to communities. Will you send us your contact information?	Christy Bakaly
21	If HOAs are not public property what options are there for securing the EV chargers for the residents only? Second part... Can the EV chargers be linked to each residents Electric bill when they charge. Can these chargers be linked to power powered by solar or wind or other low emission power sources.	Clayton A Nickel
22	Thank yoo Mark	Christy Bakaly
23	You may have already said it, but when will the earlier presentation be available to view for the information that Brian mentioned?	Sheila Peterson
24	Does it make sense to consider Lamp Post replacement at the same time as installing EV charging. AND do you have any data on incorporating solar.	JC Forgotson
25	My friends who have had electric cars for years, plug in their cars after they get home and leave it plugged in all night. How do you think you are going to get people to unplug and move their cars?	Tricia Kennedy
26	Are there any regulations that would prevent a homeowner from running a cord across a HOA maintained sidewalk? What if the homeowner used an ADA compliant cord cover like used at concerts to cover cords in walkways?	Tim Short
27	Level 2, individually metered at the owner's parking slot.	Jon Seppala
28	thank you. I heard Brian provide a website after I posted ? but didn't catch it	Linda Kangas
29	Brian: Can you charge more for people who leave their cars on the EV charger past the time needed to charge it?	Jeanette Richmond

30	Do you have data on Common Communities sharing access to charging stations?	JC Forgotson
31	I live in a condo in Rockville and I have a garage space on ground level. The electricity for the garage is a common cost to the condo Can I get a charger where I can pay the bill separately	Amy Musher
32	Are there Stats which Condos have EV Charging Stations?	Christy Bakaly
33	Are there any incentive for maintaining the chargers well? (what motivates the management to make sure the chargers are kept active and running?)	Se Park
34	Very informative presentation -- Question: how can a COA identify an electrical engineer for step 2 (the initial assessment)?	Elaine Newton
35	Is there a plan in MoCo to add EV charging in the public domain in mixed housing-- multi-family and single family homes--neighborhoods with ON street parking?	Mitch Greene
36	Can we get a copy of the presentation, please?	Valerie Mercer-Blackman
37	How much additional vehicle charging is necessary when vehicle air conditioning is in use than when a.c. is not in use, in miles of vehicle charging per hour or some other measurement?	Alexander Eckmann
38	Never mind, you just answered.	Valerie Mercer-Blackman
39	For charging stations in a town home environment, are the stations connections above ground or below. In my development, homeowners parking spaces aren't always near their homes and they would worry if the connections are above ground and on the walkway, they would be worried about legal issues if someone was to trip over it. As you said, it doesn't always work in all the communities.	Dena Saunders
40	Thank you!	Alizon Reggioli
41	lori, are there rebates for companies putting in chargine for their staff in a 24/7 operation?	Joe LaDana

42	How can you get an individual garage space metered	Amy Musher
43	If an HOA board is resistant to installing EV charging stations and they own the parking (not assigned spots) is there any legal or administrative support from county agencies to help homeowner/s push/force the HOA board to move forward with a plan?	Tim Short
44	Can you please indicate the link address for dep and dps	Robin Gray
44	Can you please indicate the link address for dep and dps	Robin Gray
45	thanks, Brian	Linda Kangas
46	Is this 100 for Five years of 100 each year	Clayton A Nickel
47	Ms. Van Hoy: How many properties have received the rebates so far? How many of the 100 rebates remain?	Jeanette Richmond
48	When does the 100 /year get reset	Alan Lipschultz
49	How many condos have taken advantage of the level 2 that is limited to 100 stations	Jim Lieberman
50	Is a townhouse considered a multifamily unit?	Danielle Hollenbach
51	does potomac edison have a similar program. We are outside the PEPCO service area	Lea Jessop
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52	work place charging advice is what I think is needed	Joe LaDana
53	SOME CONDO ASSOCIATION IN LEISURE WORLD ARE ON A MASTER METER. WE PRORATE THE BILL AMONG MANY OTHER CONDOS. HOW MIGHT THIS AFFECT. THE CHARGERS WOULD BE INSTALLED ONLY BY ONE CONDO.	Martin Franks
54	In a continuing care facility, both residents and staff would be using the charging stations. Would that affect the eligibility for rebates? and other incentives?	William Flury
55	As an MCPS employee, I would like to request a similar public webinar to discuss whether there is a plan to install charging stations at MCPS schools for students and staff. I work at a high school that is currently being rebuilt. There has been no mention of charging stations which makes little sense based on county's goals. With 20k employees, EVCS at schools would certainly help many of us who live in Townhomes where charging is not available.	Tim Short

56	I agree with Tim Short. MoCo should lead the way by installing EV charging stations on all MoCo properties. MCPS is one of the largest employers in MoCo.	Danielle Hollenbach
57	<p>in our high rise condo, the easiest location to feed with elec service is adjacent to the entrance, which is also the optimum location for parking in bad weather, etc.</p> <p>There is a better location in a more remote area which would not raise objection from our community. But it is not close to a source of electricity.</p> <p>The question becomes: would Pepco rebates and other incentives cover the cost of feeding a new, independent service entrance? There may be other advantages of having a separate service, for billing users, and for tracking costs to the association.</p> <p>Alan Abrams VP Parkside Plaza Condo, Assoc. ✉Abrams.ppca@gmail.com</p>	Alan Abrams
57	<p>in our high rise condo, the easiest location to feed with elec service is adjacent to the entrance, which is also the optimum location for parking in bad weather, etc.</p> <p>There is a better location in a more remote area which would not raise objection from our community. But it is not close to a source of electricity.</p> <p>The question becomes: would Pepco rebates and other incentives cover the cost of feeding a new, independent service entrance? There may be other advantages of having a separate service, for billing users, and for tracking costs to the association.</p> <p>Alan Abrams VP Parkside Plaza Condo, Assoc. ✉Abrams.ppca@gmail.com</p>	Alan Abrams
58	Can you clarify which rebates / financial assistance programs are available for townhouse communities where homeowners own assigned parking spots that are located a short distance from the home and, as other residents shared, would not be best practice to run cords across sidewalks?	Danielle Hollenbach

59	For Susan, In our condo community, owners are "assigned" spaces for use but they do not own them. How does your answer affect that situation?	Linda Kangas
60	Are there pepco programs for townhouse owners ?	Clayton A Nickel
61	Remind me. Will a transcript of these questions be included in the recording of this call?	JC Forgotson
62	An earlier question addressed that an HOA/COA has to allow a parking space owner to install a charger. If a space is assigned by not "owned" is the answer the same?	Elaine Newton
63	(I think Linda asked a similar question a minute before me.)	Elaine Newton
64	On the Pepco website listed it says that Pepco is not accepting new applications for the Residential Charger Rebate program at this time for single-family-attached homes. Any plans to reopen this rebate program?	Danielle Hollenbach
65	can you set up the station in an outdoor parking lot?	Jim Lieberman
66	CAN YOU INSTALL 2 level 2 chargers under rebate program and not activate until residents have time to but ev? (thereby saving tmonthly fee)? Homeowners wont buy ev until chargers installed.	Martin Franks
67	To clarify - I am in a townhouse with an HOA - what is available for townhome HOAs?	Danielle Hollenbach
68	When does PEPCO expect to use 100% non-carbon based fuels to generate electricity? Until then, electric vehicles will continue to contribute to global warming emissions.	Alexander Eckmann
69	How much does it cost to replace a battery?	Sheila Peterson
69	How much does it cost to replace a battery?	Sheila Peterson
70	thanks.	Linda Kangas

71	<p>These are county policy questions</p> <p>It is clear that the county is promoting the use of electric vehicles. As the number of electric vehicles increase there will be a greater demand for electrical power. Has the county projected the increased electrical demand and the impact to household electricity costs over the next 5-10 years?</p> <p>Moving from gasoline to electricity changes the transportation cost structure significantly. The gasoline market is volatile based on demand and availability and primarily impacts the purchaser of gasoline. But electrical costs affect everyone using electricity.</p> <p>Promoting EV use may create a situation where non-EV homeowners will be subsidizing the move to EV use in the county. How will the county address increased costs per KWH driven by increased electrical demand?</p>	Michael Brown
72	to echo Danielle Hollenbach's question. are there rebates for townhouse HOA communities?	JC Forgotson
73	<p>No one has mentioned using solar power. Our Common House solar panels produce an excess of power that we sell back. It is probably not enough power for charging the EVs we anticipate in the next 5 years. We are thinking about installing car port covers with solar panels to make up the difference. Has any other community done something like this, so we could learn from them? Do you have any advice.</p>	Frances Dortch
74	Robert, Is your HOA allowing level 2 chargers in private garages in your condominium?	Susan Sellers
75	What techniques have you observed to prevent re-charging vehicles from occupying the re-charging station all night long, thereby effectively limiting the use of each space to only one car per night?	Alexander Eckmann
76	How does Clarksburg Condo prioritize (if they do) on who gets to use the EV stations? is it first come first serve? any dispute?	Terry Shen
77	Robert, so not all cars charge at the same speed for a given charger?	Joe LaDana

78	Will the electrical grid be able to absorb the additional electricity for charging EVs?	Joe Musher
79	For Borkowski: How did you decide that 6 stations were enough now and 17 would be enough ultimately? For our condo, to achieve a similar ratio of stations to units would mean possibly 36 stations, and we would have trouble finding the space for so many.	George Helz
80	With rebate can cost be below \$15000 for 2 chargers with rebates.	Martin Franks
81	what length of cable do you recommend on the chargers based on your experience?	Joe LaDana
82	Any idea how close the market is to offering a portable EV power/battery bank (like we have for cell phones)? For a small community, the projects described may not be a good option due to costs, limited space, and/or disruption in limited space during construction.	Elaine Newton
83	Do your chargers accommodate all makes of vehicles? Aren't Tesla connections different? so do you have both if so?	Joe LaDana
84	My question pertains to whether Robert's association grants permission to individual garage owners to install chargers, not whether it was the most cost effective measure for the owners. Do they allow individual owners to install level 2 chargers in their privately owned garages?	Susan Sellers
85	I'm in Audubon Square and our parking spaces are assigned. We don't have room in our parking lots to accommodate EV chargers. Some homeowners want to have the stations in their parking spots or in front of their parking spots.	Dena Saunders
86	Thank you Robert, very helpful presentation	Linda Kangas

87	I agree with Linda. Thank you, Robert!! Your presentation really helps me to better imagine communicating with our community and ultimatley make this happen!	JC Forgotson
88	The problem that we would have if a homeowner installs a charging station in their parking spot and someone who has an electric vehicle wants to charge their car, then that that becomes an in issue for the homeowner. The homeowner would be responsible for paying the fees. There is a lot to consider for my developement to consider installing EV chargers	Dena Saunders
89	Mark, in the October session, I am hoping that the County distinguishes between what Historic vs. Non-Historic properties are going to have to do.	Rosemarie Sabatino
90	Thank you!	Rosemarie Sabatino
91	Thank you @Susan Nerlinger.	Mitch Greene
92	What are the risks associated with charging? Are there any known examples of fires in the stations or in the cars being charged?	William Flury
93	Is it important to install the staions in open spaces as oposed to interior garages?	William Flury
94	My other question would be if the individual homeowner has it installed and lets say the cables are running through their property and they for some reason become exposed and someone trips over it, what are the legal ramifications to that, who becomes responsible. Does this make sense to you. I'm trying to think of the "what if questions"	Dena Saunders
95	Reason I ask these questions I'm with my HOA board and questions come up from them.	Dena Saunders
96	is there a way to auto charge owner leaves car in station aftere charging done?	Martin Franks
97	Has the county considered how the new inflation Reduction Act, which has EV incentives, may increase the demand for EV cars, and will the county get federal grants to expand that program?	Valerie Mercer-Blackman

98	I wonder if the person who is asking the question now can share- or maybe Mark Fine can put me in contact with- the ACC form that they created for EV charge request?	JC Forgotson
99	for our visitor parking spaces, we have visitor parking passes and that person has to be visiting that person in the court where the tag was issued. So for us to have a charging station in my community wouldn't work since we have visitor passes.	Dena Saunders
100	Many many thanks to all the speakers and Mark and CCOC for providing this session and information. It's very much appreciated!	Elaine Newton
101	Thank you Susan. It's a huge discussion in my development and amongst my family members. Have a good day	Dena Saunders
102	Do I need to start a petition to get more residents involved when going up against the HOA council?	Erica McFarland
103	Thank you everyone. This was a valuable discussion.	Linda Greatorex
104	Thank you to everyone!	Rosemarie Sabatino
105	Thanks I really appreciate all of the information and questions	Robin Gray
106	Thank you all, I am new in Property Management and this was very informative!	Julie Swain

Question Report			
Report Generated:			
Topic	# Question		
EV Charging for Condo's, Co-op's, and Townhouses		106	
Question Details			
#	Answer	Question Time	Answered Time
1	Welcome!	9/11/2022 10:04	9/11/2022 10:09
2	Welcome to the presentation.	9/11/2022 10:09	9/11/2022 10:10
3	live answered	9/11/2022 10:15	9/11/2022 10:17
3	it is state wide	9/11/2022 10:15	9/11/2022 10:17
4	live answered	9/11/2022 10:16	9/11/2022 10:17

	There are federal and state tax incentives available.		
4	Nissan offers its Leaf EV with an MSRP of \$27,800.	9/11/2022 10:16	9/11/2022 10:25
5	we will discuss shortly yes there are	9/11/2022 10:20	9/11/2022 10:21
6	live answered	9/11/2022 10:20	9/11/2022 10:20
6	Yes, grants and incentives are going to be covered. Stay tuned.	9/11/2022 10:20	9/11/2022 10:25
7	The grants and incentives available are going to be covered.	9/11/2022 10:21	9/11/2022 10:22
8	Hi, Sheila, Yes, it is my understanding that charging an EV requires a bit more time than putting gas in the tank. The exact amount of time depends on the car and they type of battery it has.	9/11/2022 10:22	9/11/2022 10:24
9	Keep in mind that it is not mandatory to install EV recharging stations in any parking space in a multi-family residence. An HOA must allow the owner of a parking space to install EV recharging. Otherwise, it is voluntary on the part of the HOA or Condo Association. It is something you may want to plan on for the long-term.	9/11/2022 10:23	9/11/2022 10:27
10	This is going to be covered. Stay tuned!	9/11/2022 10:23	9/11/2022 10:28
11	I don't think we have a model survey available at this time. You might be able to find some ideas through in internet search.	9/11/2022 10:24	9/11/2022 10:34
12	depends, you would want to talk to dept of permitting services	9/11/2022 10:24	9/11/2022 10:38
13	depends on the design level 1 2 or 3	9/11/2022 10:24	9/11/2022 10:34
14	You will want to engage your insurance broker, re liability	9/11/2022 10:27	9/11/2022 10:28
15	That is something to consider. In some communities, the concept of multiple owners sharing an EV recharging station may not be realistic. The first step is to survey your community to find out what the interest level is.	9/11/2022 10:28	9/11/2022 10:30
16	No, it does not. If a condo owner also owns a parking space, they must be allowed to install one, but it is not mandatory for a condo association to install EV recharging in shared parking spaces.	9/11/2022 10:28	9/11/2022 10:31
16	There was bill this year that was going to require a mimimum of 25 spapces per condo development, however, it did not pass into law.	9/11/2022 10:28	9/11/2022 11:06

17	no it is not required	9/11/2022 10:30	9/11/2022 10:32
18	work with your property mgr if you have one	9/11/2022 10:30	9/11/2022 10:31
19	This is probably something to think about before installing a few stations with the idea that they are going to be shared. An HOA or Condo Association may want to develop policies about sharing and how the policies can be enforced.	9/11/2022 10:30	9/11/2022 10:33
20	we have it built into the slides	9/11/2022 10:31	9/11/2022 10:32
21	This is an issue for HOA private parking lots generally. The HOA may have to develop an enforcement policy for keeping the EV chargers for its residents only. Enforcement might have to involve towing. It is an issue to address and plan for.	9/11/2022 10:32	9/11/2022 10:40
22	sure	9/11/2022 10:33	9/11/2022 10:34
23	its done, will be posted anytime	9/11/2022 10:34	9/11/2022 10:35
24	The best approach might be to consult an electrical engineer to find out whether your existing electrical capacity is sufficient to service EV recharging stations. I'm not aware of any data specifically about using solar to power EV recharging, but it's a great idea and an engineer could probably give you info about that.	9/11/2022 10:34	9/11/2022 10:36
25	it is an education process, also liability to have extension cords	9/11/2022 10:36	9/11/2022 10:37
26	I am not aware of a county regulation specific to EV charging cords; however, it is a tripping hazard and running a loose cord is NOT encouraged. Using an ADA compliant cord cover is a good practice. Ultimately, your HOA will need to define guidelines for what is allowed on a HOA maintained sidewalk.	9/11/2022 10:36	9/11/2022 11:00
27	The type of permit needed will depend on the type of building. I think its likely you will need a commercial permit, but please check with DPS directly to confirm.	9/11/2022 10:40	9/11/2022 11:34
28	VCI-MUD.org has templates for surveys.	9/11/2022 10:40	9/11/2022 10:43
29	yes you can its an education process	9/11/2022 10:41	9/11/2022 10:41

30	If you mean having several owners share a few recharging stations, we do not have any specific data. It's an issue to consider before installing fewer stations than there are EVs in your community. The HOA might want to develop a policy and then think about how to enforce it.	9/11/2022 10:41	9/11/2022 10:44
31	Getting a separate metered service dedicated to an individual EV Charger would be significantly more expensive compared to connecting to existing available electric breaker. EV chargers (commercial grade) are capable to charge users their credit cards per use of the charger.	9/11/2022 10:41	9/11/2022 10:49
32	Yes, there are websites listing EV Charging Stations. Robert's slides will have links to these sites.	9/11/2022 10:42	9/11/2022 10:55
33	Well, management would have the same motivation that it has to maintain any other amenity or common area in the community. The members of the community have to play their role and make sure management is doing its job.	9/11/2022 10:43	9/11/2022 10:46
34	Contact the agencies presenting here today to see if they have any recommendations. Ask around among people who live in COCs. If you have a company that services your community's electrical needs, that could be a place to start.	9/11/2022 10:43	9/11/2022 10:52
35	https://mygreenmontgomery.org/2022/checking-in-on-the-ev-revolution/ Here's a link to an informative County webpage.	9/11/2022 10:43	9/11/2022 10:54
36	It will be available on the Montgomery County website accessible through the web page of the Dept of Housing and Community Affairs.	9/11/2022 10:44	9/11/2022 10:48
37	It will depend on the vehicle, but I've seen a figure that heavy use of heating and cooling reduces range by around 17% for AC and 40% for heating. Here's an article about it: https://www.reviewgeek.com/116956/does-running-the-a-c-or-heat-lower-your-ev-range/	9/11/2022 10:44	9/11/2022 10:48
38		9/11/2022 10:44	
39	In complex situations like you describe it would be the best solution for an association to install the EV Chargers or make ready infrastructure then have each homeowner pay for the final EV Charging installation.	9/11/2022 10:46	9/11/2022 10:52
40		9/11/2022 10:46	
41	live answered	9/11/2022 10:47	9/11/2022 10:48

42	It would be expensive to get dedicated metered electric service for a garage in addition this installation would most likely require HOA's permission to install the conduit/cable thru common element areas and any other private garages. Very complex!	9/11/2022 10:48	9/11/2022 10:57
43	Not really. That would involve political effort on the part of the residents. It requires effort to install EV charging stations and while there are grants and incentives, it still costs money. So the decision to do it is one that a community has to make through its governing procedures.	9/11/2022 10:48	9/11/2022 10:50
44	Can you please indicate the link address for dep and dps	9/11/2022 10:50	9/11/2022 10:50
44	www.montgomerycountymd.gov/ZEV (that's the DEP page) www.montgomerycountymd.gov/DPS	9/11/2022 10:50	9/11/2022 10:51
45		9/11/2022 10:50	
46	per yr	9/11/2022 10:51	9/11/2022 10:55
47	live answered	9/11/2022 10:51	9/11/2022 10:55
48	live answered	9/11/2022 10:51	9/11/2022 11:01
49	live answered	9/11/2022 10:51	9/11/2022 11:00
50	No. County and the Rebate programs have their own definitions what multifamily dwelling is.	9/11/2022 10:52	9/11/2022 10:53
51	https://www.evdrivenpe.com/multifamily/faqs/evdriven-multifamily-faq/	9/11/2022 10:52	9/11/2022 10:53
51	Potomac Edist EV Driven Rebates for both Residential and Commercial (commercial include HOAs and multifamily properties)	9/11/2022 10:52	9/11/2022 10:54
52	you might want to visit pepco.com	9/11/2022 10:52	9/11/2022 10:54
53	In general, the current electric service would have limited capacity. Thus the impact of EV Charging stations would be minimal. More details is needed to have an accurate answer but in general the above is correct.	9/11/2022 10:56	9/11/2022 10:59
54	No, it would not affect the eligibility of the rebate.	9/11/2022 10:56	9/11/2022 11:19
55	I know that MCPS is planning to install charging at a few locations, taking advantage of utility public charging incentives, and the County is exploring how to help. You are right that this is a big opportunity to provide broad access to EV charging.	9/11/2022 10:57	9/11/2022 11:05

56	https://mygreenmontgomery.org/2022/checking-in-on-the-ev-revolution/ Here's a link with some info about County plans.	9/11/2022 10:59	9/11/2022 11:02
57	live answered	9/11/2022 10:59	9/11/2022 11:02
57	Apologies, I did not mean to dismiss this question. I'll flag for Lori to answer.	9/11/2022 10:59	9/11/2022 11:03
58	Stay tuned as more information is going to be shared that can help with that. But I think you would want to contact all of hte providers of rebates/grants to learn whether their programs are available for your situation.	9/11/2022 11:02	9/11/2022 11:05

59	The answer to that one is less clear. The law says: a unit owner's deeded parking space or exclusively assigned parking space. You may want to direct that question to your CO's attorney.	9/11/2022 11:03	9/11/2022 11:08
60	The Maryland Energy Administration rebate can be claimed by a townhome HOA - this provides 40% of the equipment and installation up to \$3,000. The HOA is arguably a commercial entity, even though the townhomes are residential buildings.	9/11/2022 11:04	9/11/2022 11:16
61	yes they will	9/11/2022 11:04	9/11/2022 11:05
62	live answered	9/11/2022 11:04	9/11/2022 11:07
63	live answered	9/11/2022 11:05	9/11/2022 11:10
64	live answered	9/11/2022 11:05	9/11/2022 11:10
65	Yes, EV recharging stations can be installed in an outdoor parking lot.	9/11/2022 11:06	9/11/2022 11:08
66	I believe that yes, you can purchase and install the equipment but wait for "final commissioning" until you are ready. The equipment will not provide power. You can also do the electrical work, and wait to purchase and install the equipment until you are ready. As Robert said, the labor and electrical work is the main cost.	9/11/2022 11:07	9/11/2022 11:25
67	The Maryland Energy Administration rebate can be claimed by a townhome HOA - this provides 40% of the equipment and installation up to \$3,000. The HOA is arguably a commercial entity, even though the townhomes are residential buildings.	9/11/2022 11:07	9/11/2022 11:13
68	Thank you for your question. With the current fuel mix of utility power in Montgomery County, EVs generate less than 1/3 of the GHG emissions compared to gasoline vehicles. EVs help us reduce emissions immediately even as we work on increasing renewable energy sources on our grid.	9/11/2022 11:07	9/11/2022 11:15
69	Per my understanding, generally, and it depends, of course, but around \$2000 to \$3000 dollars.	9/11/2022 11:08	9/11/2022 11:10
69	I can add that EV batteries should last longer than the lifetime of the vehicle: 10-20 years or 150,000 to 300,000 miles. Early EV models have had some growing pains, but EV owners should not typically have to worry about replacing the batteries outside of warranty.	9/11/2022 11:08	9/11/2022 11:45
70		9/11/2022 11:08	

71	Thank you for your question. It is an important consideration and we do not know yet exactly how the mass adoption of electric vehicles will effect electricity prices. The transition to EVs is happening at the same time as renewable sources of generation are expanding. EVs also provide a benefit to the grid in the form of storage and load-shifting, which can actually allow the utility to make better use of lower cost energy. The County is paying attention to these innovations and identifying strategies that we can pursue to plan ahead and ensure a smooth transition for all County residents. The continued reliance on fossil fuel vehicles also imposes a cost on everyone that we need to take seriously.	9/11/2022 11:10	9/11/2022 11:22
72	The Maryland Energy Administration rebate can be claimed by a townhome HOA - this provides 40% of the equipment and installation up to \$3,000. The HOA is arguably a commercial entity, even though the townhomes are residential buildings.	9/11/2022 11:10	9/11/2022 11:13
73	That is great that you have solar, and your idea for carport covers with solar is a great way to offset the electricity from charging. I am not sure if we have a community that has done so yet, but I will look into that. Keep in mind that EVs do need a lot of power, and its unlikely that solar panels on a carport (with a limited amount of space) will be able to generate enough on their own to fully charge a 25 kWh battery. But more solar is always encouraged! Contact the Green Bank for technical assistance.	9/11/2022 11:12	9/11/2022 11:31
74	he will explain the full process	9/11/2022 11:15	9/11/2022 11:16
75	This is something that an HOA or CA would want to address before installing stations. It might want to establish a policy, educate the users, possibly have a strategy for enforcement.	9/11/2022 11:17	9/11/2022 11:23
76	live answered	9/11/2022 11:17	9/11/2022 11:17
77	Evry charger is capable to deliver 8.3kW. To control the cost of electicity per kWh we put max cap of 18kW shared among all six EVSE. IF two are charging at the same time all are charging at max 8.3kW. If 6 cars are chargin at the same time than each is charging at 3kW (18kW/6).	9/11/2022 11:18	9/11/2022 11:54

78	That is a great question. It is something you want to ask state and local elected officials, as well as the power companies that serve your community.	9/11/2022 11:19	9/11/2022 11:23
79	It was driven by the rebates. Our most efficient least amount of cost was for 6. Rebates from PotomacEdison were capped at \$20,000 per site.	9/11/2022 11:23	9/11/2022 11:51
80	With an average cost of \$6,000 per plug, I think it is reasonable to expect total cost after rebates to be less than \$15,000.	9/11/2022 11:25	9/11/2022 11:33
81	This would have to be answered by your electrician but here is a general information. Cable (wire/conductor) depends on the amps. Most Level-2 EV Charging Stations are 32-40amps thus 6-awg wire is needed. For 48-amp EV Charging Station 4-awg would be required. Most installations do not want to be more than 150 feet. But if distance is greater than a thicker gauge conductor would be required instead 6-awg you might need to install 4-awg. Check with your electrician and the MoCo Dept. of Permitting Services	9/11/2022 11:25	9/11/2022 11:44
82	Great question. I have seen some battery storage systems that look like shipping containers, about the size of a parking space. It is not portable in the sense that it can move around the parking lot as needed, but it is a solution if you have limited power capacity.	9/11/2022 11:28	9/11/2022 11:38
83	live answered	9/11/2022 11:33	9/11/2022 11:38
84	Our association currently doesn't have Level-2 EVSE in individually owned garages. Installing level-2 EVSE is complex as it would require a garage owner to install new conduits and conductors dedicated to the EVSE. They would also need consent from HOA and other garage owners to run the cables through their garages. Very complex and very expensive. I hope this helps.	9/11/2022 11:33	9/11/2022 11:47
85	If homeowners do not own the parking spot, the best approach is to consult with your CA's attorney. If you cannot exclude others from parking spaces if there are not EV stations, then it is unlikely that you would be able to exclude others from parking spaces with EV chargers. Best to consult with your attorney.	9/11/2022 11:33	9/11/2022 11:39
86	Thanks Linda we appreciate that	9/11/2022 11:38	9/11/2022 11:43

87	Absolutely Robert nailed it	9/11/2022 11:44	9/11/2022 11:45
88	In this situation, a best practice would be to make sure you have a "networked" charger where you can control access and require payment for a charging session.	9/11/2022 11:44	9/11/2022 12:00
89	Yes we will be discussing that	9/11/2022 11:44	9/11/2022 11:45
90		9/11/2022 11:46	
91	You are most welcome.	9/11/2022 11:54	9/11/2022 11:56
92	Here's a link to some information on risks: https://www.plantengineering.com/articles/considering-electric-vehicle-charging-risks/#:~:text=Electric%20vehicle%20%28EV%29%20charging%20risk%20involves%20potential%20damage,more.%20By%20Resilient%20March%201%2C%202022%20Courtesy%3A%20ResiliAnt	9/11/2022 11:58	9/11/2022 12:03
93	No, you can install in an indoor garage or outdoors.	9/11/2022 12:04	9/11/2022 12:08
94	live answered	9/11/2022 12:05	9/11/2022 12:09
95	Understand fully Im on your side	9/11/2022 12:07	9/11/2022 12:09
96	Yes. You can set an "idling fee" that kicks in when the battery is full and the vehicle is still plugged in.	9/11/2022 12:08	9/11/2022 12:10
97	Yes, we expect the IRA to continue to increase demand for EVs, though some of the changes to the EV incentives in the IRA actually will reduce the number of eligible models in the next couple years because there are requirements around where the vehicles are manufactured. There is also a new \$3,000 excise tax credit from the state of MD that will become effective July 1, 2023. In addition the Bipartisan Infrastructure Law provides billions of dollars in federal funding for installing EV charging. The County will definitely be looking at how we can leverage grant funding to expand charging in the community. Please feel free to reach out to me for any questions or suggestions.	9/11/2022 12:16	9/11/2022 12:21

98	i will ask him	9/11/2022 12:19	9/11/2022 12:24
99	Well, keep in mind, Dena, that EV charging is a developing technology and many people are working to make it faster. People are not able to put gas in their tanks in their home parking lots. So at some point, people may be able to charge at what is now a gas station and do so fairly quickly. So the idea that every EV owner must have a charging station at their home is not entirely clear.	9/11/2022 12:23	9/11/2022 12:27
100		9/11/2022 12:30	
101	There's a lot to talk about!! Good luck.	9/11/2022 12:30	9/11/2022 12:31
102	I'd suggesting working with the HOA council instead of against them.	9/11/2022 12:33	9/11/2022 12:35
103		9/11/2022 12:35	
104		9/11/2022 12:35	
105	Thanks I really appreciate all of the information and questions	9/11/2022 12:35	9/11/2022 12:35
106		9/11/2022 12:38	

