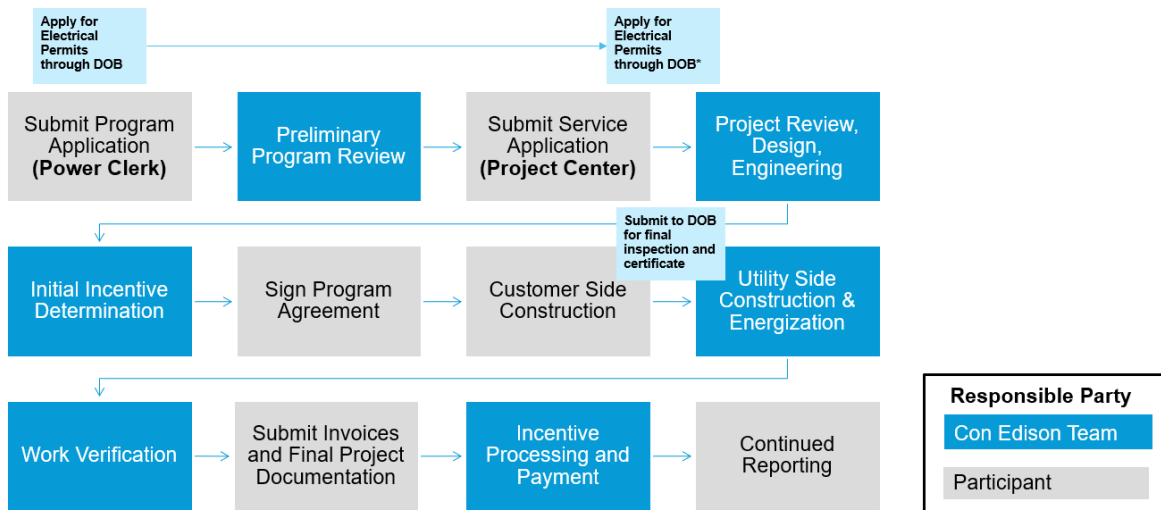


Con Edison EV PowerReady Program NYC Permitting Guidance – Charging Station Infrastructure

INTRODUCTION

This document provides general guidance to PowerReady Program participants regarding permitting requirements in New York City. At the end, links are provided to information regarding permitting requirements in Westchester, which can vary depending on the municipality. The information provided by this document is provided without recourse and is not intended to replace the advice of qualified professionals. Consistent with PowerReady Program rules and disclosures made separately, neither Con Edison nor its affiliated entities nor their respective trustees, directors, officers, shareholders, employees, contractors, agents or representatives shall be liable to any person or entity for any claim, charge, complaint, cause of action, damage, loss, agreement or liability of any kind or nature whatsoever, whether known or unknown and whether at law or in equity, arising out of, related to or in connection with the PowerReady Program, including this NYC Permitting Guidance document.

PROGRAM PROCESS AND NYC PERMITTING



**Applying for electrical permits through the NYC Department of Buildings (NYC DOB) later than at this stage increases the likelihood of construction delays.*

APPLYING FOR PERMITS/REQUIRED PERMITS

1. What permits are needed for an Electric Vehicle Supply Equipment (EVSE) installation?

Construction permits from the NYC DOB are required in accordance with [Chapter 1: Administration, NYC General Admin Code](#). Electrical permits are required for installations; see Electrical Code Rules [§34-05](#) for more information.

2. Do I have to pull an electrical permit if there is no utility side work required on my project?

Yes – please refer to [the NYC DOB website](#) for more information.

3. When am I supposed to pull the electrical permit?

Con Edison encourages applying for an electrical permit before any construction begins in order to help avoid construction delays.

4. Can I install chargers without an electrical permit?

No, an electrical permit is required.

5. How do I obtain an electrical permit?

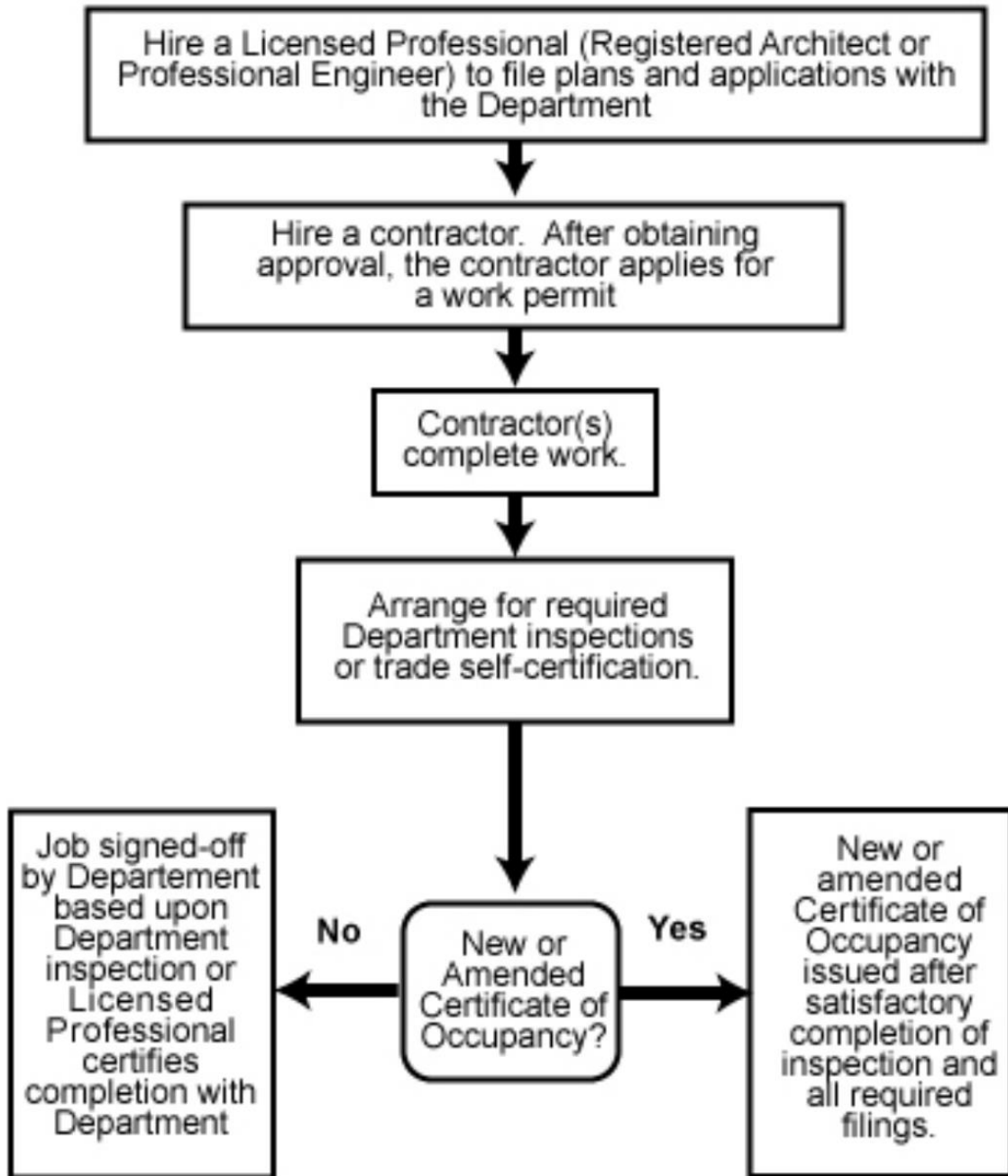
Permits are obtained through the [NYC DOB website](#). Additional licensing applications and forms can be found [here](#).

- Paperwork must be filed by a NYC licensed electrician.
- Summary of steps:
 - Apply for and obtain electrical permit before construction begins.
 - Installation must comply with the NYC Construction Codes, NYC Electrical Code, the conditions of the required listing, and the OTCR Conditional Acceptance Letter.
 - Applicant requests an electrical inspection: NYC [DOB NOW: Inspections - Buildings \(nyc.gov\)](#)

6. How do I obtain a construction permit?

Permits are obtained through the process flow below which can also be found on the [NYC DOB website](#).

Permit Process



EVSE REQUIREMENTS

1. Can I use load limiting software to undersize my infrastructure needs?

No, this is not currently allowed. NYC is following 2014 New York City building code and the electrical code is based on the New York City 2011 Electrical Code (Local Law 39 of 2011), which modifies the 2008 National Electrical Code (NEC) with NYC amendments. Article 625 of NEC describes the requirements related to Electric Vehicle Charging Systems. NYC has not amended Article 625 of the NEC.

2. Are there any specific code requirements related to EVSE?

“625.41 Rating – Electric vehicle supply equipment shall have sufficient rating to supply the load served. Electric vehicle charging loads shall be continuous loads for the purposes of this article. Where an automatic load management system is used, the maximum electric vehicle supply equipment load on a service and feeder shall be the maximum load permitted by the automatic load management system.”

Other sections of NEC 2014 625.40 are relevant as well such as 625.40 which covers Overcurrent Protection - “Overcurrent protection for feeders and branch circuits supplying electric vehicle supply equipment shall be sized for continuous duty and shall have a rating of not less than 125 percent of the maximum load of the electric vehicle supply equipment. Where noncontinuous loads are supplied from the same feeder or branch circuit, the overcurrent device shall have a rating of not less than the sum of the noncontinuous loads plus 125% of the continuous loads.”

3. Are there specific code requirements related to parking lots?

NYC Zoning separates Parking into three categories: [Accessory Off-Street Parking](#), Public Parking Lots, & Public Parking Garages the requirements are the same for each, except those garages are offered some relief regarding landscaping requirements. Regulations are generally consistent City wide, except for in the Manhattan Core Area and Long Island City Area which have separate sections in the Code.

Summary of NYC Zoning Code Requirements:

- Section 36-10 of the Code deals with Accessory Off-Street Parking for Commercial Districts, the same requirements also pertain to Manufacturing Districts (listed in Section 44-20) and Residential Districts (listed in Section 25-20)
- 36-12 Limits the total number of spaces per lot to 150
- 36-13 Allows for a 50% increase from 36-12 to 225 Spaces if certain dimensional requirements can be met
- 36-21 List minimum required spaces for typical commercial uses, depending on the use and district this can range from no required parking to 1 space per 400 SF of building for Low Traffic Generating Uses.
- 36-52 Begins the Traditional Parking Regulations:
- Minimum Parking Space Dimensions: 8'-6" x 18'
- Lots with 10 or more spaces must have their entrance located at least 50' from the intersection of the adjacent street lines
- Maximum Curb Cut width for two-way travel is 24' except for lots with over 100 spaces which may have up to 30'
- Two Curb Cuts are permitted per Street Frontage with an additional curb cut permitted for each 50' of frontage over 100' a minimum of 34' is required between curb cuts

- All parking must be surfaced with asphalt or concrete. Permeable paving is allowed if approved by the Building Department
- Lots of 10 or more spaces must be screened from adjacent Residential Districts (including across the street) with plantings and/or fencing 6-8' High
- Lots with 18 or more spaces or larger than 6,000 SF must comply with Section 37-90:
 - Perimeter Landscaping at least 7' wide along street lines
 - One 2" Caliper Tree per 25' of parking frontage along a street line. (These are in addition to required Street Trees)
- Lots with 36 or more spaces or larger than 12,000 SF must also meet interior landscaping requirements:
 - Ends of rows to have planted islands at least 5' in width
 - No more than 15 spaces per row
- Lots larger than 150,000 SF must also have 8' wide continuous planting strips at every other bay of double stacked parking.

4. How is electricity consumption from EV chargers treated under Local Law 97?

Building owners can exclude the electricity consumed by uni-directional EV chargers used only for vehicle charging in their reports. A building [bulletin](#) was issued on 10/5/2021.

CLOSEOUT AND ADDITIONAL RESOURCES

1. What is the NYC DOB Certificate? How do I get it?

NYC DOB certificate is the final certificate your project will receive from the City. It is provided after the City does their final inspection. Once you receive it and submit it to project center, our energy services team will also conduct a final inspection to close out your project.

Link to NYC DOB contact information is below, which includes office locations, hours to make appointments, and contact information to email or call with questions.

2. What close out documents are required in Project Center?

- Electrical Checklist
- Final DOB certificate

3. What is the Electric Checklist? How do I get it (different from Electric permit)?

The electric checklist is a Con Edison checklist required to close out your project in CPMS. You can get the checklist on page 94 of the [Con Edison Bluebook](#).

4. Where can I get more information to help with my project?

Link	Description
NYC Department of Buildings (NYC DOB) website	Hosts forms, applications, building search, and the latest information and updates in codes.
Navigating NYC DOB page	Resources to help you get your project started.
NYC DOB Contact Page	Contact information for NYC Department of Buildings, including Customer Service number: (212) 393-2550.

NYC DOB Buildings Information System	Online query system that can be used to search for general information on property in the City, including recorded complaints and violations, actions, applications, and inspections.
NYC Development HUB	The HUB launched to modernize and accelerate the approval process for submission of standard plan examination and professionally certified applications for construction projects throughout the City.
NYC Codes	The NYC Construction Codes consist of the General Administrative Provisions, Building Code, Plumbing Code, Mechanical Code, Fuel Gas Code, and Energy Conservation Code.
EV Charging Station Permitting Resources - NYSERDA	Resources made available by NYSERDA listed here, including a DCFC Permitting Guidebook, information on installing EV charging stations, best practices, and other information.
Con Edison Bluebook	A guide to Con Edison requirements and specifications for electrical service installation.

5. Where can I get more information for Westchester permitting?

Yonkers	Forms & Permits City of Yonkers, NY (yonkersny.gov)
New Rochelle	How to Apply for an Electrical or Plumbing Permit New Rochelle, NY (newrochelleny.com)
Mount Vernon	Building Permit Instructions.pdf
White Plains	Building Permits & Applications White Plains, NY - Official Website (cityofwhiteplains.com)
Peekskill	Do I Need A Permit? Peekskill NY (cityofpeekskill.com)
Rye	Permits and Forms Rye, NY (ryeny.gov)
Village of Tuckahoe	Forms & Permit Information Village of Tuckahoe
Village of Pleasantville	Building and Code Enforcement Pleasantville NY (pleasantville-ny.gov)