COUNTY COUNCIL
FOR FREDERICK COUNTY, MARYLAND

By: Council President MC Keegan-Ayer

AN ACT to: Require electric vehicle charging infrastructure for charging electric vehicles in certain new residential structures.

Date Council Approved: _______________ Date Transmitted to Executive: _______________

Executive: _______________ Date Received: _______________

Approved: _______________ Date: _______________

Vetoed: _______________ Date: _______________

Date returned to Council by County Executive with no action: _______________

By amending:
Frederick County Code, Chapter 1-6 Section(s) 23

Other: _______________

**Boldface** Heading or defined term.
**Underlining** Added to existing law.
**[Single boldface brackets]** Deleted from existing law.
***Existing law unaffected by bill.***
Bill No.

The County Council of Frederick County, Maryland, finds it necessary and appropriate to amend the Frederick County Code to require electric vehicle charging infrastructure for charging electric vehicles in certain new residential structures by adding provisions to Chapter 1-6: BUILDINGS.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND, that the Frederick County Code be, and it is hereby, amended as shown on the attached Exhibit 1.

AND BE IT FURTHER ENACTED, that the amendments shown on Exhibit 1 will be effective for building permits issued on or after the effective date of this Bill.

M.C. Keegan-Ayer, President
County Council of Frederick County, Maryland
§1-6-23. ELECTRIC VEHICLE CHARGING – RESIDENTIAL CONSTRUCTION.

(A) Definitions.

(1) “Electric Vehicle” means a vehicle that uses electricity for propulsion.

(2) “Electric Vehicle Charging Outlet” means a connected point in an electrical wiring installation at which current is taken to charge an electric vehicle.

(3) “Level 2 Charging” means that the charging capability of the electric vehicle charging outlet includes the ability to charge a battery or any other storage device in an electric vehicle through means of an alternating current electrical service with a minimum of 208 volts and meets applicable industry safety standards.

(B) Scope.

(1) This section applies only to the construction of new dwelling units, including:

(a) Single Family Detached; and

(b) Townhouses and Duplexes.

(2) This section does not apply to:

(a) Manufactured homes (mobile homes) and industrialized dwellings (modular homes); and

(b) New dwelling units that do not have electric utility available.

(C) Provision of Electric Vehicle charging outlet.

(1) For new dwelling unit construction subject to this section:

(a) A residential dwelling unit with a garage, carport, parking pad or driveway shall include a dedicated electric line of sufficient voltage.

(b) For purposes of this section, an electric vehicle charging outlet shall be capable of providing level 2 charging or higher to the parking space.

(2) Electric vehicle charging outlets shall be labeled for their intended use for electric vehicle charging.

(3) The building official may specify performance standards for equipment that is installed to comply with this section.

(D) Application

This section shall have no effect if the Frederick County Building Code adopted in this chapter includes provisions to require and regulate electric vehicle charging equipment in the residential dwelling units covered by the section.

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Underlining indicates matter added to existing law.
*Single boldface brackets* indicate matter deleted from existing law.
*** - indicates existing law unaffected by bill.
To: County Council

From: Council President MC Keegan-Ayer

Date: January 11, 2022

Subject: Electric Vehicle Charging Infrastructure

Issue:
Should the County Council adopt amendments to Chapter 1-6 of the Frederick County Code (Building Code) to require electric vehicle charging infrastructure for charging electric vehicles in certain new residential structures?

Background:
Frederick County Government seeks to increase the home charging capabilities for new residential construction by requiring the installation of electrical wiring and an outlet in most new residential construction for single homes, townhouses, and duplexes. The proposed ordinance does not require the installation of charging equipment.

The State of Maryland’s Maryland Building Performance Standards (MBPS) do not currently have this requirement to provide for new homes to have the electrical wiring and outlets that would allow for residents to charge electric vehicles. However, several jurisdictions in Maryland have already enacted such changes to building codes. Each local jurisdiction in Maryland may modify these codes to suit local conditions. Frederick County has traditionally provided local amendments to the Frederick County Building Code.

Staff from the Permits and Inspections Department and the Office of Sustainability and Environmental Resources met with Council President M.C. Keegan-Ayer to develop the code in response to citizen requests and interest from the County Executive. Citizens have found that retrofitting existing residences for electric vehicle charging can costs thousands of dollars or not be possible due to lack of foresight. In contrast, contractors in Frederick County have estimated that the cost of installing the necessary electrical components to a new construction in Frederick County can cost less than $1000 per home, on average. This cost is largely due to wiring, and reflects pricing during the pandemic.

What will the new bill do?

- Defines “Electric Vehicle” and “Level 2 Charging”
- Applies to single family detached homes, townhouses, and duplexes
- Does not apply to mobile homes or new dwelling units without electric utility available
- Requires installation in garage, carport, parking pad, or driveway.
- Requires wiring to the box and an outlet capable of supporting Level 2 Charging or higher
- Allows the building official to specify performance standards for electric vehicle charger