
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 481 Session of
2021

INTRODUCED BY HOWARD, HILL-EVANS, CONKLIN, SANCHEZ, HERRIN,
N. NELSON, SHUSTERMAN, NEILSON, WEBSTER, DELLOSO AND ROZZI,
FEBRUARY 9, 2021

REFERRED TO COMMITTEE ON LABOR AND INDUSTRY, FEBRUARY 9, 2021

AN ACT

1 Amending the act of November 10, 1999 (P.L.491, No.45), entitled
2 "An act establishing a uniform construction code; imposing
3 powers and duties on municipalities and the Department of
4 Labor and Industry; providing for enforcement; imposing
5 penalties; and making repeals," in Uniform Construction Code,
6 further providing for adoption by regulations.

7 The General Assembly of the Commonwealth of Pennsylvania
8 hereby enacts as follows:

9 Section 1. Section 301 of the act of November 10, 1999
10 (P.L.491, No.45), known as the Pennsylvania Construction Code
11 Act, is amended by adding a subsection to read:

12 Section 301. Adoption by regulations.

13 * * *

14 (e) Electric vehicle charging stations.--The department
15 shall, within 180 days of the effective date of this subsection,
16 promulgate regulations requiring new nonresidential buildings to
17 provide electrical service capacity for electric vehicles in
18 accordance with the following:

19 (1) The electrical service capacity to be provided must

1 serve the number of electric vehicle charging parking spaces
2 as follows:

3 (i) For parking lots with fewer than 25 total
4 parking spaces for the use of hotels, motels,
5 restaurants, offices or health care facilities, at least
6 one level 1 electric vehicle charging parking space is
7 required.

8 (ii) In addition to the requirement under
9 subparagraph (i), for parking lots with fewer than 25
10 total parking spaces for the use of restaurants, at least
11 one level 2 electric vehicle charging parking space is
12 required.

13 (iii) For parking lots with at least 25 but fewer
14 than 500 total parking spaces for the use of retail
15 facilities, hotels, motels, restaurants or health care
16 facilities, at least 2% of the total number of parking
17 spaces must be level 1 electric vehicle charging parking
18 spaces.

19 (iv) For parking lots with at least 25 but fewer
20 than 500 total parking spaces for the use of offices,
21 schools, including colleges and universities, or
22 industrial facilities, at least 4% of the total number of
23 parking spaces must be level 1 electric vehicle charging
24 parking spaces.

25 (v) In addition to any requirement under
26 subparagraph (iii) or (iv), for parking lots with at
27 least 25 but fewer than 500 total parking spaces for the
28 use of retail facilities, hotels, motels, offices or
29 industrial facilities, at least 1% of the total number of
30 parking spaces must be level 2 electric vehicle charging

1 parking spaces.

2 (vi) In addition to any requirement under
3 subparagraph (iii) or (iv), for parking lots with at
4 least 25 but fewer than 500 total parking spaces for the
5 use of restaurants, health care facilities or schools,
6 including colleges and universities, at least 2% of the
7 total number of parking spaces must be level 2 electric
8 vehicle charging parking spaces.

9 (vii) For parking lots with 500 or more total
10 parking spaces for the use of retail facilities, hotels,
11 motels, restaurants, health care facilities or industrial
12 facilities, at least 1% of the total number of parking
13 spaces must be level 1 electric vehicle charging parking
14 spaces.

15 (viii) For parking lots with 500 or more total
16 parking spaces for the use of offices or schools,
17 including colleges and universities, at least 2% of the
18 total number of parking spaces must be level 1 electric
19 vehicle charging parking spaces.

20 (ix) In addition to any requirement under
21 subparagraph (vii) or (viii), for parking lots with 500
22 or more total parking spaces for the use of retail
23 facilities, hotels, motels, restaurants, health care
24 facilities, industrial facilities, offices and schools,
25 including colleges or universities, at least five level 2
26 electric vehicle charging parking spaces are required.

27 (2) Electrical service capacity includes use of a listed
28 cabinet, box or enclosure connected to a conduit linking the
29 parking spaces with the electrical service.

30 (3) Fifty percent of the required electric vehicle

1 charging parking spaces shall have electric vehicle supply
2 equipment or receptacles necessary to function as available
3 electric vehicle charging upon building occupancy. The
4 remainder shall be prewired to allow for installation as
5 needed for use by customers, employees or other users.

6 (4) Parking spaces with electric vehicle supply
7 equipment shall be marked for electric vehicle use only.

8 (5) As used in this subsection, the following words and
9 phrases shall have the meanings given to them in this
10 paragraph unless the context clearly indicates otherwise:

11 "Level 1." One 120V 20 amp grounded AC receptacle,
12 National Electrical Manufacturers Association (NEMA) 5-20R or
13 equivalent, within five feet of the centerline of each
14 electric vehicle charging parking space.

15 "Level 2." One 208/240V 40 amp grounded connection for
16 electric vehicle charging through dedicated electric vehicle
17 supply equipment with a J1772 connector or AC receptacle,
18 NEMA 14-50 or equivalent, within five feet of the centerline
19 for each electric vehicle charging parking spaces.

20 Section 2. This act shall take effect in 60 days.