

Development community,

The City of Mesa Council unanimously approved the inclusion of infrastructure for electric vehicle (EV) charger installations in all new single-family and multi-family projects. The effective date of the ordinance is December 18, 2024. Projects currently under design that cannot be submitted prior to December 18th will have a 90-day exemption window (March 18, 2025). To qualify for the exemption a code modification (no fee) must be submitted with the project. The code modification form is attached. After the 90-day window, all projects must comply with the new requirements.

Single-family:

Provide raceway from electrical panel to garage and junction box for future EV charger installation per IRC N1104.2:

The main electrical service panel shall have a reserved space to allow installation of a full size 2-pole circuit breaker and shall be labeled “future EV charging”. A raceway shall be installed from the electrical service panel to a location within the garage, where it shall terminate in a junction box or outlet and be labeled “future EV charging”.

Multi-family:

Provide EV-installed and EV-Capable parking spaces in accordance with IECC Section C405.10:

EV-Installed Parking Spaces: 5% of the number of units ($0.05 \times X \text{ units} = Y$)

EV-Capable Parking Spaces: 15% of the number of units ($0.15 \times X \text{ units} = Z$)

Where EV-installed spaces exceed the required amount, the additional spaces shall be deducted from the EV-capable spaces required.

EV-CAPABLE SPACE: A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 8.3 KVA (40A, 208/240V) and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment (charger). The termination point shall be near the proposed location of the EV parking space. For two adjacent EV-capable spaces, a single branch circuit is permitted. A permanent “EV-capable” label shall be posted at the service panel and at the raceway termination point to identify equipment to support EV-capable spaces.

EV-INSTALLED SPACE: A dedicated parking space with a branch circuit dedicated to the EV parking space that is not less than 8.3 KVA (40A, 208/240V) and equipped with raceways, both underground and surface mounted, and electric vehicle supply equipment (charger) located near the proposed location of the EV parking space. Where a branch circuit serves multiple charging spaces, an automatic load management system (alms) may be used to reduce the total electrical capacity provided that all charging spaces are capable of simultaneously charging at a minimum rate of 4.1 KVA (20A, 208/240V). For two adjacent EV-installed spaces, a single branch circuit is permitted.

Please contact John Sheffer at John.Sheffer@mesaaz.gov or (480) 644-5879 with any questions.



BUILDING SAFETY DIVISION
 55 N. Center St.
 Mesa, AZ 85201
 (480) 644-3145 Fax (480) 644-4900

**APPLICATION FOR MODIFICATION
 FROM THE CONSTRUCTION CODE**

DATE

PROJECT NAME	PROJECT ADDRESS	PERMIT OR LOG NO.
OWNER'S NAME	OWNER'S ADDRESS	PHONE
TENANT'S NAME (If other than owner)	TENANT'S ADDRESS	PHONE
APPLICANT'S NAME (Not company name) (Please Print)	APPLICANT'S ADDRESS	PHONE
RELATIONSHIP OF APPLICANT TO PROJECT AND COMPANY NAME	BUILDING SAFETY EMPLOYEE FAMILIAR WITH PROJECT	

Appeal is hereby made to the Building Official for a modification from, or interpretation of the Mesa Residential Code, which requires that:

A raceway from the electrical panel to garage and junction box are provided for future EV charger installation per IRC N1104.2

This Code requirement presents extreme difficulty in this project because: *(Use attachment if necessary.)*

Impacts design that is close to being ready for submittal and will impact the budget and construction schedule significantly.

I request your acceptance of: *(Use attachments if necessary.)*

Construction drawings are being submitted within the 90-days of the effective date of March 18, 2025.

I believe this proposal is a minor modification and meets the intent of the Code because:

All other current code requirements shall be met. Future construction drawings submitted after March 18, 2025, will comply with the new requirements.

IF THE APPLICANT IS NOT THE OWNER OR THE OWNER'S ARCHITECT OR ENGINEER, THEN THE OWNER'S SIGNATURE MUST APPEAR ON THE LINE ABOVE. _____
 APPLICANT'S SIGNATURE TITLE

DECISION OF THE BUILDING OFFICIAL

- Approved**
- Approved with Stipulations:**
- Denied**

Attendees: _____

DATE	BUILDING OFFICIAL
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APPLICANT’S AGREEMENT TO ABIDE BY CONDITIONS

The undersigned expressly acknowledges and agrees that acceptance of this application for modification from the construction code and any subsequent issuance of a permit(s) based upon the proposed alternative(s) or modification(s), has been made subject to certain conditions which Building Safety Division, in its sole discretion, deems necessary. The undersigned agrees to comply strictly with all conditions imposed by Building Safety Division. With respect to all permit(s) issued based upon any alternative to or modification of the City of Mesa Construction Codes, the undersigned’s failure to comply strictly with all conditions imposed by Building Safety Division in granting any permit(s) pursuant to this application will render any right to proceed with construction, occupancy or use of any property or premises pursuant to said permit VOID, and will subject the undersigned to immediate revocation of said permit issued in connection with this application. The undersigned and all subsequent owners, occupants or users of these premises claiming any right of occupancy or use of the premises through the undersigned, shall be liable for all costs and expenses, including any reasonable Attorney’s Fees and Expert Witness Fees, for enforcement of any condition or term of any permit(s) issued to this application.

The undersigned acknowledges that this agreement does not in any way limit any remedy or right the City may otherwise have with respect to enforcement of any of its Codes or Ordinances.

AGREED AND ACCEPTED:

Owner’s Signature: _____ Date: _____

(if Applicant is not the Owner or the
Owner’s Architect or Engineer)

Applicant Signature/Title: _____ Date _____



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 Mesa, AZ 85201
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DATE

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OWNER'S NAME	OWNER'S ADDRESS	PHONE
TENANT'S NAME (If other than owner)	TENANT'S ADDRESS	PHONE
APPLICANT'S NAME (Not company name) (Please Print)	APPLICANT'S ADDRESS	PHONE

RELATIONSHIP OF APPLICANT TO PROJECT AND COMPANY NAME

BUILDING SAFETY EMPLOYEE FAMILIAR WITH PROJECT

Appeal is hereby made to the Building Official for a modification from, or interpretation of the Mesa Energy Code, which requires that:

Provide EV-installed and EV-Capable parking spaces in accordance with IECC Section C405.10

This Code requirement presents extreme difficulty in this project because: (Use attachment if necessary.)

Impacts design that is close to being ready for submittal and will impact the budget and construction schedule significantly.

I request your acceptance of: (Use attachment if necessary.)

Construction drawings are being submitted within the 90-days of the effective date of March 18, 2025.

I believe this proposal is a minor modification and meets the intent of the Code because:

All other current code requirements shall be met. Drawings submitted after March 18, 2025, will comply with the new requirements.

IF THE APPLICANT IS NOT THE OWNER OR THE OWNER'S ARCHITECT OR ENGINEER THEN THE OWNER'S SIGNATURE MUST APPEAR ON THE LINE ABOVE.

APPLICANT'S SIGNATURE

TITLE

DECISION OF THE BUILDING OFFICIAL

- Approved**
- Approved with Stipulations:**
- Denied**

Attendees:

DATE

BUILDING OFFICIAL

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The undersigned expressly acknowledges and agrees that acceptance of this application for modification from the construction code and any subsequent issuance of a permit(s) based upon the proposed alternative(s) or modification(s), has been made subject to certain conditions which Building Safety Division, in its sole discretion, deems necessary. The undersigned agrees to comply strictly with all conditions imposed by Building Safety Division. With respect to all permit(s) issued based upon any alternative to or modification of the City of Mesa Construction Codes, the undersigned’s failure to comply strictly with all conditions imposed by Building Safety Division in granting any permit(s) pursuant to this application will render any right to proceed with construction, occupancy or use of any property or premises pursuant to said permit VOID, and will subject the undersigned to immediate revocation of said permit issued in connection with this application. The undersigned and all subsequent owners, occupants or users of these premises claiming any right of occupancy or use of the premises through the undersigned, shall be liable for all costs and expenses, including any reasonable Attorney’s Fees and Expert Witness Fees, for enforcement of any condition or term of any permit(s) issued to this application.

The undersigned acknowledges that this agreement does not in any way limit any remedy or right the City may otherwise have with respect to enforcement of any of its Codes or Ordinances.

AGREED AND ACCEPTED:

Owner’s Signature: _____ Date: _____

(if Applicant is not the Owner or the
Owner’s Architect or Engineer)

Applicant Signature/Title: _____ Date: _____