



# The Wallbox Solution for HOAs

Often when preparing an Installation for a customer in a multi-unit residence, the building's Homeowners Association (also known as a HOA) seeks to be involved in the process and triggers the need to establish a policy. This is ultimately a negotiation between the tenant and the HOA, and we have to abide by the rules and policies the HOA may set for the installation. Where we can help is to advise both the customer and the HOA as to how practical or feasible their interests may be.

Typically, the HOA has the following 3 concerns:

1. The electrical use should be billed directly to the unit and not the HOA
2. All installation costs should be borne by the unit's owner and not the HOA
3. Equitable future EV charger installation for all units

In addition to these concerns, the HOA would stipulate that any service provider be licensed with the State as a Certified Contractor, carry proper insurance including workman's comp and perform the installation in a professional manner fully permitted and inspected by the governing agency.

Wallbox's installation division, Coil Electric, addresses each of these concerns based on a measured and sensible approach for units who immediately seek a charger balanced with a policy allowing for future EV chargers for all units. While many multi-unit solutions exist, our proposed solution provides these additional benefits compared to other solutions:

1. No expensive monthly management fees, credits or payments
2. No expensive installation fees for equipment such as shared house panels, meters, etc.
3. Easy to use interface and no need for an app or complex configurations

Wallbox and Coil Electric are based in the San Francisco bay area which has a high number of multi-units/condos coupled with an increasing number of electric vehicle drivers. As such, we have performed hundreds of such installations certified WallBox and other manufacturers. Coil Electric is also a member of the California Energy Commission Electric Vehicle and Center for Sustainable Energy.



## Ensuring Electricity is Paid by the Unit, Not the HOA

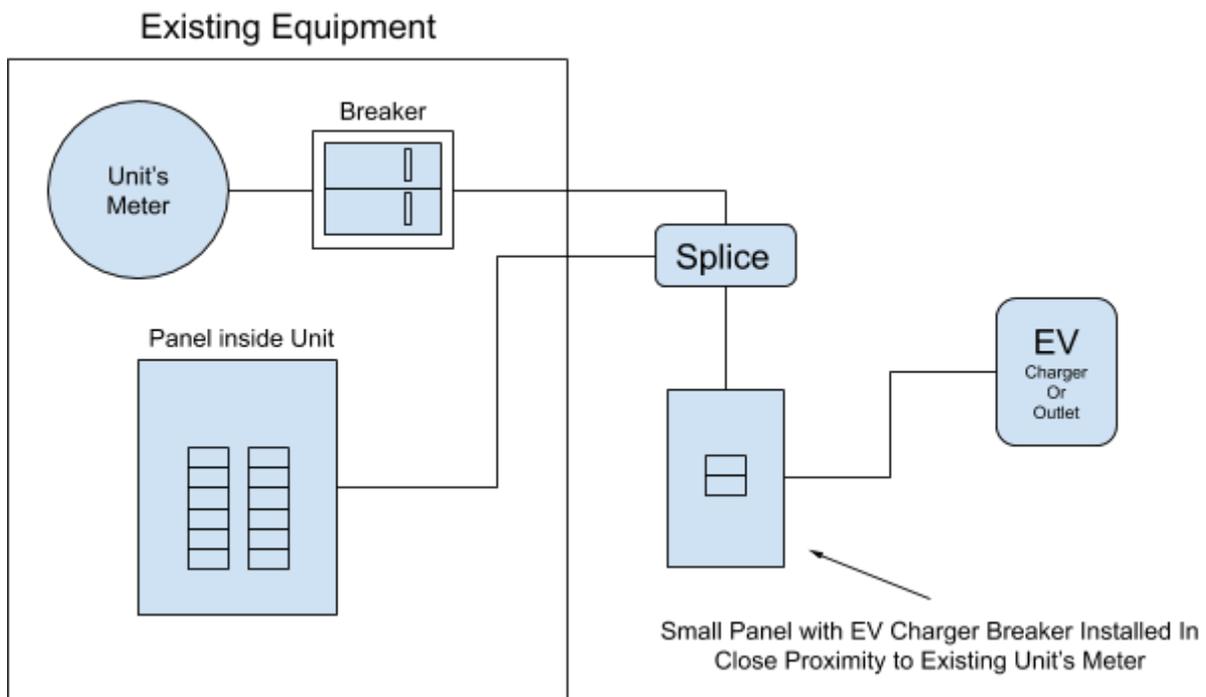
In most cases, the units' electrical meters are located in or nearby the garage area where the EV is being installed. While there are "managed service" providers who have systems to direct bill the unit's user and then reimburse the HOA minus fees and usage charge, Wallbox and Coil Electric use a straight forward and an approved method of connecting directly to the unit's main circuit located at the meter. This process is called a "meter tap" which is a National Electric Code (NEC) approved method where the feed from the meter and breaker is then spliced to a small panel and then onto the EV charger / outlet. The benefits of this type of i



Installation include:

1. All electricity is billed directly to the unit, NO house electricity is used.
2. No monthly fees, or payment plans for electrical usage, simple to use.
3. No extra hardware or specialized equipment to track usage is required.

The following diagram details the wiring schematic of how the meter taps works. Please note that the splice is post meter and post unit breaker which places all control and electrical usage on the unit's dedicated power.



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## Installation Costs

With the approved writing method discussed, each individual unit requires their own installation and conduit run from the electrical meter to the EV charger. As such, each installation is individual to the unit without any costs placed on the HOA. In other solutions, the HOA would be required to install a shared panel and other infrastructure which this process eliminates.

1. Economies of scale for labor costs when installing additional units
2. Reduced permit fees and coordination

## Equitable Distribution of EV Chargers

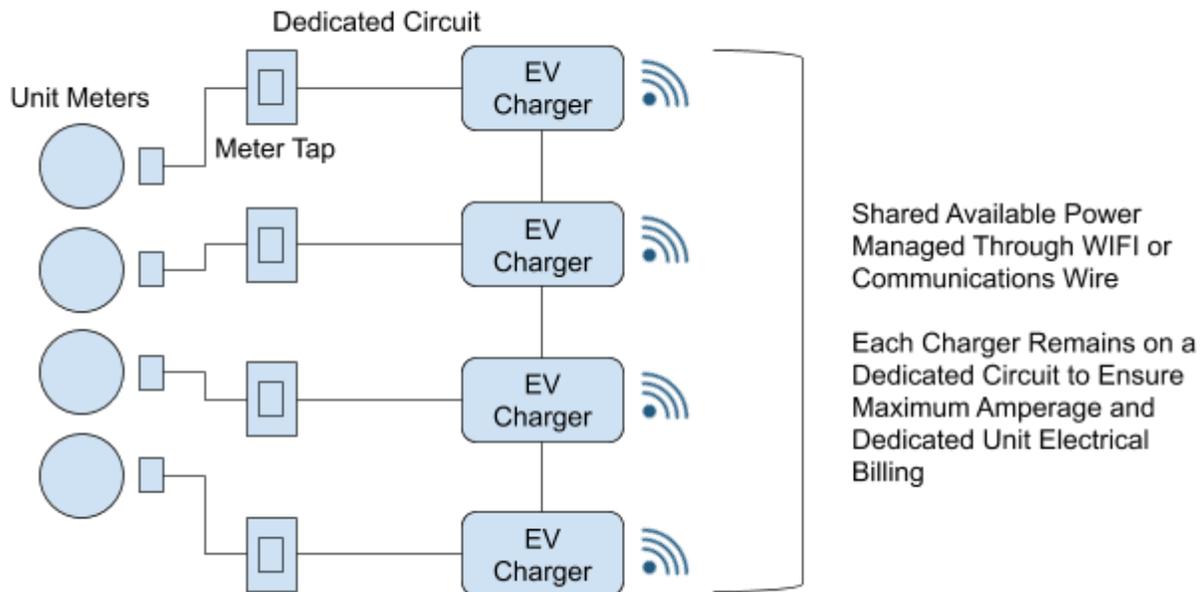
Some HOA's have an interest in installing Chargers in all of their parking spaces, even if they have 40 units in their building. This is usually not practical or even possible without costly main service upgrades. In some cases, even Engineering calculations with a third party are necessary to account for the demand load. In most cases, it is often simply more practical to allow a few chargers to be installed, within the capacity for the building's existing service. Typically, most buildings have enough power to support several EV chargers without any power upgrades or managed devices.

Since technology is quickly evolving in this space, it is much more reasonable to use a managed EV charging system which throttles the available amperage based on EV Charger usage. The benefits of such a system include:

1. Only needs to be implemented when the total number of chargers exceed the available amperage of the building
2. Wallbox chargers communicate with each other via WIFI to control available charging and throttle usage based on demand
3. Easily retrofitted to existing installations and "meter tap" wiring methods remain the same ensuring the HOA need not pay for the installation and electrical use

As such, most HOAs have created a policy to allow for "meter tap" installations with the requirement for previous installations to go to a managed solution when demand exceeds available non managed EV Charger installations.

The following details such a system.



We are happy to provide all the necessary information to meet your HOA's requirements. We suggest the following:

1. Contact your HOA if there are any policies or process for HOAs
2. Reach out to Coil Electric and provide the following
  - a. Pictures of your electrical meter close up and from 10 feet away
  - b. Picture of your unit's panel (usually inside the unit)
  - c. Picture of your parking space from far and nearby
  - d. Picture of your garage from a distance to include ceiling
  - e. Picture of your electrical room inside and outside

We offer our company insurance and liability paperwork upfront to be transparent. If the HOA can furnish us with an architectural Map of their building's garage space, we are happy to provide a Map back to them, detailing the conduit path for our installation. Our aim is to be completely transparent, so that HOA's can be totally confident with our work. We are professionals, and we provide our customers with state of the art, Permitted and Inspected installations. If you are seeking an EV Charger installation for your garage, give us a call today!



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