

To my current and past inspection clients: there's a grant opportunity that may be of interest to you, for 5 plus unit buildings.

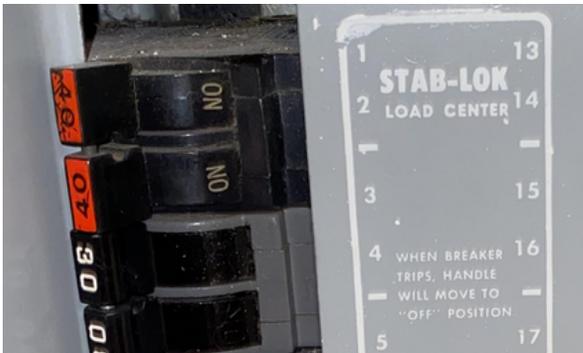
Many of you have older electrical systems. Due to the crisis in the markets, California insurance companies have become *much* more picky about older electric systems. Separately, more and more tenants are showing up with EV cars, or plug-in hybrid vehicles, and future natural gas replacements will be prohibited.

The new grant offers to solve several problems at once. Add electric vehicle charging, and costs toward upgrading the electrical are grant-covered. Please contact me by early December 2024 to learn more.

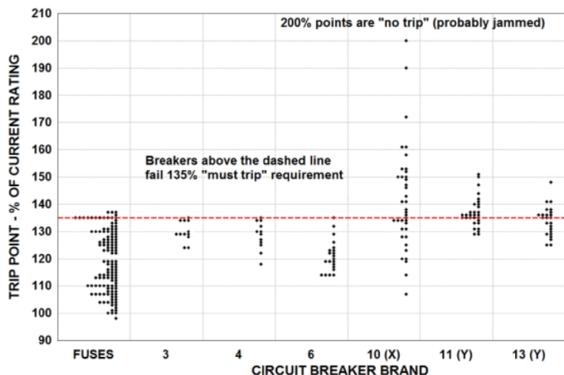
**Federal Pacific Electric (FPE)**

Breakers from this company, as you will know from my reports, are proven hazardous. And not a little bit hazardous: some 20% [just don't work](#).

Red handles or "Stab-Lok" are the giveaway:



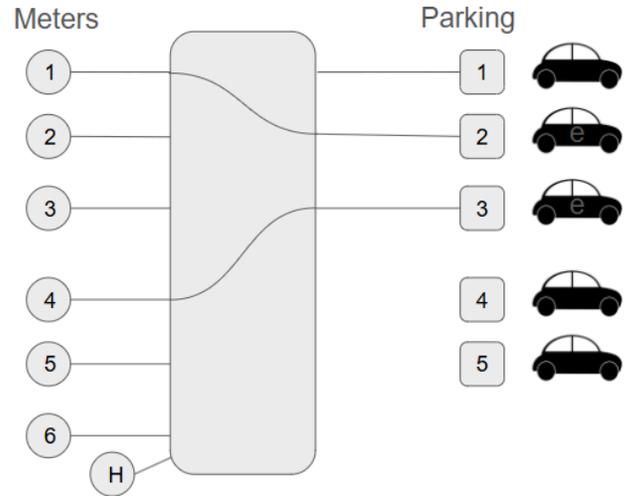
The company that made them literally forged UL certification documents. And the modern replacements sold at Home Depot, fail also:



This is not as big a deal for subpanels, but is highly unwise for the main breaker.

**Direct to Tenant Meter Charging**

I'm offering with the grant money "direct to tenant meter" charging. There's a plug box involved:



Each tenant meter is connected to the plug box. As tenants come and go, charging capable parking spots can be assigned.

No app, billing system, website, LTE data, credit card or WiFi is required. The tenant just plugs and walks away, with no need to move the vehicle later.

Best of all, most charging will naturally happen in the middle of the night when electric rates are low, and the building's electrical system has plenty of capacity. More charging stations can be added later.

In the typical cases the grant covers 100% of the project costs, after permitting, up to \$28,000.

**Am I Obligated to Install Charging?**

Yes, but no. [Civil Code §1947.6](#) imposes an obligation on lessors... if a tenant asks to install a charger "approval shall not be willfully avoided or delayed".

But very few tenants even know about this, much less are willing to jump through the required hoops to improve your property.

[Section §1952.7](#) covers commercial leases for the same topic.

**Next Edition Coming Soon**

Will cover Berkeley Measure BB, and the new prohibition on charging tenants for electricity without an approved metering device.