

Charging Danger: Every Strata Building Needs an EV By-law

Enclosed spaces like underground car parks increase the risk of deadly fires. Heat and toxic fumes become trapped, making fires more intense. As more electric vehicles fill these spaces, the risk of fire grows, especially with the addition of more and more charging stations.

The Threat of EV Fires

EV fires can be more intense and challenging to extinguish. Lithium-ion batteries, commonly used in EVs, can experience thermal runaway, leading to rapid fires that release toxic fumes. This poses a significant risk to residents and firefighters alike, especially in underground parking.

The Strata Challenge

Strata buildings, with their shared spaces and close proximity of units, present unique challenges when it comes to EV charging. Improper charging practices, outdated electrical infrastructure, and a lack of standardized safety protocols can exacerbate fire risks.

The Urgent Need for EV By-laws in all Buildings

To mitigate these risks, it is imperative for strata committees to implement comprehensive by-laws governing the charging of e-vehicles, e-scooters, and e-bikes.

These by-laws should address:

- **Designated Charging Areas:** Clearly defined and well-ventilated areas should be designated for charging, away from common areas and flammable materials.

- **Approved Charging Equipment:** Only certified and safety-compliant chargers should be permitted for use within the building.
- **Regular Inspections:** Regular inspections of charging infrastructure and adherence to safety guidelines should be mandatory.
- **Emergency Response Plans:** Clear emergency procedures, including evacuation plans and fire response protocols, should be established.

Taking Proactive Steps

By implementing an EV by-law, strata committees can significantly reduce the fire risks associated with EV charging. It's crucial to prioritise safety and work collaboratively with residents, building managers, and local authorities to ensure a secure environment for the whole community.

By taking proactive measures and establishing clear guidelines, strata buildings can embrace the benefits of EVs while safeguarding the well-being of their residents and the community at large.

[REDUCE YOUR FIRE RISK WITH AN ELECTRIC VEHICLE B-LAW](#)



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Since 2002 Adrian has specialised almost exclusively in the area of strata law. His knowledge of, and experience in strata law is second to none. He is the youngest person to have been admitted as a Fellow of the ACSL, the peak body for strata lawyers in Australia. [Profile](#) I [Linked](#)

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