



Advisory: Metering options for multiple occupancy buildings

Purpose

The Advisory is to explain the limited number of metering options available to Customers who are owners or occupants of the following types of multiple occupancy buildings:

1. Multiple residential occupancy buildings;
2. Multiple commercial occupancy buildings; and
3. Multiple mixed residential and commercial occupancy buildings.

These multiple occupancy buildings could be strata buildings or rental buildings. The owner of the building is defined under the Electric Tariff as “the legal or beneficial owner(s) of a building... or an agent or other authorized representative of such owner(s), such as a property manager, strata corporation or developer, as the context requires.”

Each type of multiple occupancy buildings mentioned above will have different metering options, including options for metering electric vehicle charging stations or equipment (EV Stations).

In Part A of this Advisory, we will provide information on different metering options for each of the three building types, while Part B provides information on section 9.1 of the BC Hydro Electric Tariff regarding resale of Electricity and on the definition of a “public utility” under the Utilities Commission Act.

Part A—Metering options for multiple occupancy buildings

1. MULTIPLE RESIDENTIAL OCCUPANCY BUILDINGS

For residential only buildings (i.e., buildings containing no commercial units), the following metering options are available:

1. Each residential unit will be served through its own individual BC Hydro meter and will have an individual BC Hydro account, and, to the extent practical, the common areas¹ of the building will be served through a separate meter and will have a separate account.

Note: EV metering Options available are:

- a. The strata corporation or building owner can request a separate meter and account for all EV Stations. That is, one meter will be designated for all EV charging load in a building, regardless of whether the EV Station is installed in a common area or at a parking stall that may have been assigned to a residential unit. In the circumstances herein specified, all the EV Stations together are considered a “common area”. A separate account will be established to allow for measuring Electricity consumption delivered to all EV Stations in the building.

If a strata corporation or building owner wants to pass on Electricity costs to unit owners or occupants of the building, the strata corporation or the building owner will be responsible for administering their own billing and payment methods. Please also refer to Part B of this Advisory for a discussion on whether section 9.1 of the Electric Tariff applies.

- b. Individual unit owners or occupants can request a separate meter for an EV Station installed solely for their assigned parking stall. The unit owner or occupant must obtain, and demonstrate to BC Hydro, approval from their strata corporation or building owner for the installation of the additional meter and for the electrical work required to install the additional meter on, across or through common property or limited common property.
 - The Electricity consumption delivered to the EV Station will be metered and recorded separately but will be billed to the unit owner or occupant, together (i.e., in aggregate) with the owner or occupant’s residential unit’s Electricity consumption, under the unit owner or occupant’s existing BC Hydro residential account.
 - Separate or individual metering for EV Stations is not available for buildings configured with energy management systems.
- c. A combination of options a and b in a building is available.
 - Separate or individual metering for EV Stations is not available for buildings configured with energy management systems.

2. All residential units in the building will be served through one single BC Hydro meter and are under one single account, and, to the extent practical, the common areas of the building will be served through a separate meter and will have a separate account.

- a. The strata corporation or building owner can request a separate meter and account for all EV Stations. That is, one meter will be designated for all EV charging load in a building, regardless of whether the EV Station is installed in a common area or at a parking stall that may have been assigned to a residential unit. In the circumstances herein specified, all the EV Stations together are considered a “common area”. A separate account will be established to allow for measuring Electricity consumption delivered to all EV Stations in the building.

If a strata corporation or building owner wants to pass on Electricity costs to unit owners or occupants of the building, the strata corporation or the building owner will be responsible for administering their own billing and payment methods. Please also refer to Part B of this Advisory for a discussion on whether section 9.1 of the Electric Tariff applies.

- b. The entire building (including all residential units and common areas including EV Stations) will be served through one single BC Hydro meter and will have one single account.

If a strata corporation or building owner wants to pass on Electricity costs to unit owners or occupants of the building, the strata corporation or the building owner will be responsible for administering their own billing and payment methods.

¹ For this Advisory, unless specifically noted, we use “common area” to refer to any area, unit, space, or equipment (e.g., EV Stations) within a building that is used for the common benefit of all the occupants of the building, or the costs of which are paid by a strata corporation or building owner or are shared by all the occupants.

Please also refer to Part B of this Advisory for a discussion on whether section 9.1 of the Electric Tariff applies.

- Separate or individual metering for EV Stations is not available for buildings configured with energy management systems.

2. MULTIPLE COMMERCIAL OCCUPANCY BUILDINGS

For commercial only buildings (i.e., buildings containing no residential units), the following metering options are available, depending on the voltage at the Point of Delivery:

1. For a building served at a Secondary Voltage, each commercial unit must have its own individual BC Hydro meter and must have its own individual account. All common areas of the building will have one meter and, to the extent practical, will be under one BC Hydro account that is separate from any commercial unit.

- a. Unless we determine it is impractical to do so, the entire building cannot be served through one single BC Hydro meter and cannot have one single BC Hydro account.

Note: EV metering Options available are:

- a. The strata corporation or building owner can request a separate meter and account for all EV Stations. That is, one meter will be designated for all EV charging load in a building, regardless of whether the EV Station is installed at a common area or at a parking stall that may be assigned to a commercial unit. In the circumstances herein specified, all the EV Stations together are considered a “common area”. A separate account will be established to allow for measuring Electricity consumption delivered to all EV Stations in the building.

If a strata corporation or building owner wants to pass on Electricity costs to unit owners or occupants of the building, the strata corporation or the building owner will be responsible for administering their own billing and payment methods. Please also refer to Part B of this Advisory for a discussion on whether section 9.1 of the Electric Tariff applies.

- b. The strata corporation or building owner can request an individual meter for each EV Station and has an individual account for each EV Station.

- Individual metering for EV Stations is not available for buildings configured with energy management systems.

2. For a building served at a Primary Voltage, the strata corporation or building owner can elect to be served through one single BC Hydro meter and has one single account.



- a. All Electricity consumption at the building, including Electricity consumption delivered to EV Stations, will be metered by this one meter and be under this one account.
 - b. If a strata corporation or building owner wants to pass on Electricity costs to unit owners or occupants of the building, the strata corporation or the building owner will be responsible for administering their own billing and payment methods. Please also refer to Part B of this Advisory for a discussion on whether section 9.1 of the Electric Tariff applies.

3. MULTIPLE MIXED-USE OCCUPANCY BUILDING

In a mixed used building (i.e., a building contains both residential and commercial units), the residential units and the common areas solely used by, or for the benefit of, the owners or occupants of those residential units must have its own metering, while all commercial units and common areas used by commercial units or for the benefit of the commercial units must have their own metering.

The residential use and the commercial use within a building cannot be metered together by one single BC Hydro meter.

1. The residential units and the common areas used only by, and for the benefit of, the owners or occupants of those residential units can be metered in the same manner as discussed under “Multiple Residential Occupancy Buildings” above.
2. The commercial units and common areas for commercial use or for the benefit of the commercial units can be metered in the same manner as discussed under “Multiple Commercial Occupancy Buildings” above.

	Service type	Billing options/property & EV metering options
 Residential	Primary voltage (12kV to 35kV)	Unit metering: Individual BC Hydro meter and BC Hydro account for each unit. EV metering: <ol style="list-style-type: none"> 1. May be metered individually but billed to the unit owner or occupant together (i.e, in aggregate) under the unit's account 2. One meter and account will be designated for all EV charging load in a building
	Secondary voltage (750V and below)	Unit metering: Individual BC Hydro meter and BC Hydro account for each unit. EV metering: <ol style="list-style-type: none"> 1. May be metered individually but billed to the unit owner or occupant together (i.e, in aggregate) under the unit's account 2. One meter and account will be designated for all EV charging load in a building
 Commercial	Primary voltage (12kV to 35kV)	Unit metering: Individual BC Hydro meter and BC Hydro account for each unit. EV metering: <ol style="list-style-type: none"> 1. May be metered individually and billed to the EV Station owner. 2. One meter and account will be designated for all EV charging load in a building
	Secondary voltage (750V and below)	Unit metering: Individual BC Hydro meter and BC Hydro account for each unit. EV metering: <ol style="list-style-type: none"> 1. May be metered individually and billed to the EV Station owner. 2. One meter and account will be designated for all EV charging load in a building

Part B—Resale of electricity requirements

As described above, in certain circumstances, BC Hydro may not provide individual metering for each unit in a multiple occupancy building, or a building owner may elect to install one single BC Hydro meter and have a single account for all the units in a multiple occupancy building. If the building owner wishes to pass on Electricity costs to their occupants, this may be considered resale of Electricity. As a reseller of Electricity, there are restrictions under the BC Hydro Electric Tariff that must be met, and resale of Electricity may also have implications under the Utilities Commission Act.

1. BC HYDRO ELECTRIC TARIFF

Section 9.1 (Resale of Electricity) of the Electric Tariff governs the resale of Electricity by the building owner who is the Customer of BC Hydro, if the following three conditions exist:

The resale of electricity is

- (i) from the building owner to a tenant of the building (the tenancy term could be of any length);
- (ii) on the same Premises; and
- (iii) on a metered basis (i.e., the building owner, not BC Hydro, provides for or installs sub-metering equipment).

We note that section 9.1 does not require the building owner to provide for private sub-metering. It is the building owner's decision. If the resale of Electricity is on a metered basis, section 9.1 applies (provided other conditions are met as well).

If those three conditions are met, the Electricity cost that the building owner wants to pass on to tenants cannot exceed the price for such Electricity that BC Hydro would have charged had such tenant been a Customer of BC Hydro.

Please contact your local BC Hydro representative for more information if you are reselling or will resell Electricity, as we require a Resale of Metered Electricity Agreement if section 9.1 of the Electric Tariff applies.

a. Rental Building

If the building owner charges a tenant for Electricity, section 9.1 will apply if the three conditions discussed above are met.

If the building owner decides to resell Electricity on an unmetered basis, for instance by charging the tenant a flat fee for the Electricity, section 9.1 will not apply.

b. Strata Building

Individual units in a strata building are normally owned, not leased. As such, there will not be a landlord and tenant relationship between a strata corporation and the individual strata unit owner; thus, section 9.1 does not apply.

2. UTILITIES COMMISSION ACT

The Utilities Commission Act (UCA) defines a “public utility” as:

a person, or the person's lessee, trustee, receiver or liquidator, who owns or operates in British Columbia, equipment or facilities for

(a) the production, generation, storage, transmission, sale, delivery or provision of electricity, natural gas, steam or any other agent for the production of light, heat, cold or power to or for the public or a corporation for compensation, or (b) the conveyance or transmission of information, messages or communications by guided or unguided electromagnetic waves, including systems of cable, microwave, optical fibre or radiocommunications if that service is offered to the public for compensation,

but does not include:

(c) a municipality or regional district in respect of services provided by the municipality or regional district within its own boundaries, (d) a person not otherwise a public utility who provides the service or commodity only to the person or the person's employees or tenants, if the service or commodity is not resold to or used by others, (e) a person not otherwise a public utility who is engaged in the petroleum industry or in the wellhead production of oil, natural gas or other natural petroleum substances, (f) a person not otherwise a public utility who is engaged in the production of a geothermal resource, as defined in the Geothermal Resources Act, or (g) a person, other than the authority, who enters into or is created by, under

or in furtherance of an agreement designated under section 12 (9) of the Hydro and Power Authority Act, in respect of anything done, owned or operated under or in relation to that agreement.

If a person is a public utility, it will be subject to regulation by the British Columbia Utilities Commission (BCUC), unless exempted. Whether a building owner or strata corporation is subject to the BC Hydro Electric Tariff provisions does not determine whether it is a public utility under the UCA. Whether a building owner or strata corporation is a public utility under the UCA is a separate determination. Thus, even if a building owner who is BC Hydro's Customer and meets the Resale of Electricity terms under the BC Hydro Electric Tariff, it may or may not be subject to the UCA. We encourage you to contact the BCUC for questions or for information on applications for exemption from regulation as a "public utility".

a. Rental Building

Whether a building owner, who resells Electricity to a tenant, is a public utility under the UCA depends on the length of the lease/tenancy term.

If a building owner is reselling Electricity to tenants with a lease term of no more than 5 years, it is not a public utility by virtue of the definition above.

If the building owner is reselling Electricity to a tenant with a lease greater than 5 years, then it is a public utility as defined under the UCA and will be regulated by the BCUC, unless exempted.

b. Strata Building

A strata corporation may be a public utility under the UCA by virtue of the definition of "public utility" above. It has responsibilities under the UCA and is subject to BCUC regulation, unless exempted.

3. BCUC EXEMPTION ORDERS

BC Hydro is currently aware of two BCUC orders related to resale of Electricity that may be applicable to building owners or strata corporations of multiple occupancy buildings:

- 1. Order G-177-18: A Class Exemption Pursuant to Section 88(3) of the Utilities Commission Act for British Columbia Hydro and Power Customers that Resell Electricity under Certain Lease Arrangements; and**
- 2. Order G-66-19: An Inquiry into the Regulation of Electric Vehicle Charging Service.**

The above information in this Advisory is provided for information only, does not constitute legal opinion, and is not legally binding. You are responsible to arrive at your own understandings, interpretation and application of the Utilities Commission Act and any orders or decisions from the BCUC. BC Hydro assumes no liability in that regard. To the extent the information provided herein conflicts with any of the terms or conditions provided in the BC Hydro Electric Tariff, the terms or conditions provided in the Electric Tariff prevail. BC Hydro can only provide service and metering options under the terms and conditions of the Electric Tariff.