



Electrical Inspections information Bulletin

Multiple Occupancy Metering Requirements

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Purpose

To inform contractors, designers, and owners, that common property areas must be sub-metered by a utility meter separate from any tenant or single occupancy meter.

Number and purpose of meters

Where any electrical feature serves more than a single occupant the common service must be supplied by a separately metered panel sized to accommodate the connected load.

Rational

Common area services like sump pumps, life safety systems, fire alarms, elevators, hallway lighting serving two or more occupancies, must be available to all affected occupancies without depending on a privately metered consumer service. This will require a separate panel and meter to be billed as per the Utility Tariff. There is no legal method to ensure a private service will remain energized when the space is unoccupied or there is a failure to pay a utility bill. It is also impossible to guarantee access at all times to operate or reset breakers or replace fuses if the owner or tenant is not home and willing to permit entry of service workers.

See the BC Hydro Advisory for the various metering configurations permitted.

[MULTIPLE OCCUPANCY METERING REQUIREMENTS AND RESALE OF ELECTRICITY](#)

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