Sub-metering Multi-Family Dwellings & Residential Irrigation Meters

October 11, 2018
Public Works Commission
Initial discussions about sub-metering and landscape metering.

Supported monitoring water use of MFR units; sought PWC recommendation on best approach.

Recommendation for MFR buildings to have a separate water meter for each unit.
Sub-metering- Timeline

- **August 2, 2016**
  - **COUNCIL LIAISON MEETING**
  - Recommended meters to be installed by City staff.

- **September 2016**
  - **STATE APPROVES SB 7 (Wolk)**
  - Mandatory sub-metering of new MFR projects.

- **September 13, 2018**
  - **PWC MEETING**
  - Staff requested to work with Ad-Hoc Sub-committee to develop a sub-metering ordinance for new MFR.
1. New MFR projects with **six (6) units or less** will be required to install dedicated meters for each unit.

   a. May include up to **eight (8) individual meters** *(6 units + 1 common area + 1 irrigation)*
   b. Individual water meters will be installed, read, billed and maintained by the City
   c. Each meter to include the following fees: water connection, capacity and supply
   d. Individual residential unit served by its own meter, will be billed at the single family residential rate
2. New MFR projects with **seven (7) units or more** will be required to install a sub-metering system.

   a. One master water meter installed by the City for building and would be read, billed and maintained by the City
   b. One charge for the following fees: water connection, capacity and supply
   c. Building owner required to install an on-site sub-metering system for each individual unit and will be responsible for the maintenance, reading and billing of the sub-meters
Sub-metering - Next Steps

1. PWC recommendation will be presented at an upcoming Public Works Liaison meeting.

2. Formal ordinance will be developed and presented to the City Council for consideration.
Policy considerations/questions (Ad Hoc):

I. The Stick

• What constitutes excessive use?
• Review OmniEarth data
• Policy development
  • Customer notification at what point?
  • Cost to install separate, mandated meter?
  • Legal issues?

a. Usage volume vs. # of irrigation meters
Policy considerations/questions (Ad Hoc):
II. The carrot – Landscape meters
- What justifies establishment of an irrigation class?
- Number of services?
- Volume of water used?
- Expected short term growth in irrigation meter installs? (researching past year’s data)
- Cost to customer? Full cost? Subsidized?
- Rate structure? Interruptible? Higher/Lower than domestic?
Other Initiatives w/ Ad Hoc

a. Excessive water use policy (w/ irrigation meters)
b. Align BH municipal code with State water conserving fixture requirements
c. Leak detection and remediation program for customer accounts
d. Leak detection and remediation program for City water mains
e. Rebate program outreach efforts
f. Evaluate commercial greywater policy options