



# Sub-metering Multi-Family Dwellings & Residential Irrigation Meters

October 11, 2018

Public Works Commission





# Sub-metering- Timeline

July 15,  
2015

## **PWC MEETING**

Initial discussions about sub-metering and landscape metering.

September 10,  
2015

## **CITY COUNCIL STUDY SESSION**

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

July 14,  
2016

## **PWC MEETING**

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.



# Sub-metering Policy Recommendation

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



# Sub-metering Policy Recommendation

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.



# Residential Irrigation Meters

## 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



# Residential 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