

Electrical Planning Reports

For BC Strata Corporations

About VISOA

Welcome

VISOA provides:

- Education
- Support
- Advocacy

Serving BC strata owners and
councils since 1973

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Changes to the Strata Property Act

May 11 and December 6, 2023

Changes to the Strata Property Act

Electrical Planning Reports first appeared in **Bill 22 – 2023 *The Strata Property Amendment Act***, which received royal assent on May 11, 2023.

The changes to the *Strata Property Act* came into effect on December 6, 2023 by Regulation in **Order in Council 671-23**.



See ***Strata Property Act***
sections:

35(2)

92(a)(iii)

94.1

96(b)(i)(A)(IV) and

Strata Property Regulations:

5.7 to 5.12

and Form B



Background

- The CleanBC Roadmap sets out BC's plan to expand and accelerate climate action to meet its 2030 greenhouse gas target and net-zero emissions by 2050
- Shifts away from fossil fuels
- After 2030, all new space and water heating equipment sold and installed in BC will be at least 100% efficient
- Accelerates adoption of electric vehicles

Electrical Planning Reports

Electrical Planning Reports are the first step for stratas to:

- Plan for changes or additions such as:
 - Heating
 - Cooling
 - EV charging
- Prepare for replacing gas equipment
- Understand electrical needs and limitations
- Be ready to take the next steps

What is an Electrical Planning Report?

Under the Strata Property Act

What is an Electrical Planning Report?

An Electrical Planning Report is:

- Not a scope of work or quote for a project
- Not a specific plan forward
- Not an EV Ready Plan

What is an Electrical Planning Report?

An Electrical Planning Report is:

- Report about the current electrical system including common property & strata lots
- Anticipated future electrical needs
- The limits of the system
- Measures to reduce capacity like changing lighting systems to LED
- Measures to increase capacity such as a service upgrade

An Electrical Planning Report is:

- A resource to educate owners and discuss needs and priorities
- A starting point to plan future projects
- Information to assist council when considering owner requests to install heat pumps and EV charging stations



Which stratas must
obtain a report?

Which
stratas
must
obtain a
report?

Stratas with
fewer than 5 strata lots
are not required to obtain an
Electrical Planning Report.

All other stratas must obtain an EPR including:

- Commercial
- Hotel
- Industrial
- Condominiums
- Townhomes
- Bare land stratas
- And more



What's the deadline?

Existing stratas

- The deadline is **December 31, 2026** for stratas located within the Capital Regional District, Fraser Valley District, and the Metro Vancouver Regional District. Stratas located on islands within these districts have until December 31, 2028 if the island is accessible only by air or boat.
- The deadline is **December 31, 2028** for stratas in all other areas of BC.



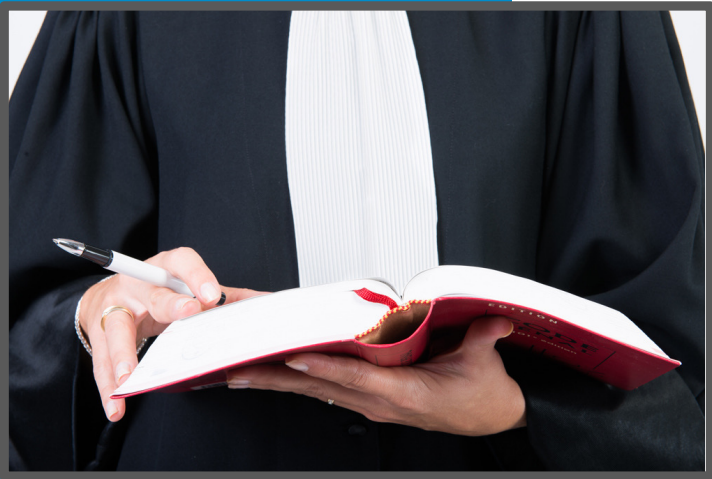
What's the deadline?

New stratas

(filed after December 31, 2023)

- The deadline is **5 years after** the date that the strata plan is filed at the Land Title Office.
- New phased stratas generally have a 5-year deadline as well. See Regulation 5.9 for details.

Can a strata vote to
waive the report?



No.

There is no provision in the *Strata Property Act* to allow a strata to waive or defer obtaining an Electrical Planning Report.

Does the report
have to be updated
every few years?

Does the
report
have to be
updated
every few
years?

For most stratas, no.

- The Act requires that the strata corporation obtain one report.
- There is no requirement to obtain updated reports.

Phased stratas

- Many stratas that are built in phases will have to do additional reports as the number of strata lots increase. See Regulation 5.9 for details.

What's in an Electrical Planning Report?

What's in the report?

Strata Property Regulation 5.11 lists the information that must be in the report

- Name, qualifications, etc of person the strata obtains the report from
- **Current capacity** of the strata's electrical system
- **The existing** "demands" on the system such as heating, cooling, ventilation, lighting, elevators, mechanical equipment, appliances, and EV charging infrastructure (if any)

What's in the report?

- Current **peak demand** and **spare capacity** of the electrical system
- An estimate of the electrical capacity that would be needed **to power systems** currently powered by an energy source other than electricity
 - Such as electricity to heat water instead of natural gas



- An estimate of the electrical capacity needed for any other **anticipated future demands**
- Such as adding or modifying:
 - Heating
 - Cooling
 - Ventilation
 - EV charging infrastructure
 - Other systems



- Steps, if any, that the strata corporation could practicably take to **reduce the demands** on the capacity of the electrical system
- Such as upgrading lighting to LED



- Upgrades or modifications, if any, to the electrical system that the strata corporation could practicably undertake to **increase the capacity** of the electrical system
- Such as upgrading electrical service from the utility provider

What's in the report?

- An estimate of the electrical capacity **that would be made available** if the strata took those steps or made those upgrades or modifications

What's in the report?

Note the language in the Regulations:

- “An estimate of electrical capacity...”
- “Steps a strata could practically take...”
- Expect information “in the range of”, “based on similar buildings”, “based on industry averages”
- Author can’t predict your future choices from a wide range of equipment and systems
- Contact a professional for additional information at the start of each new project

Which stratas can
get a short report?

Which stratas can get a short report?

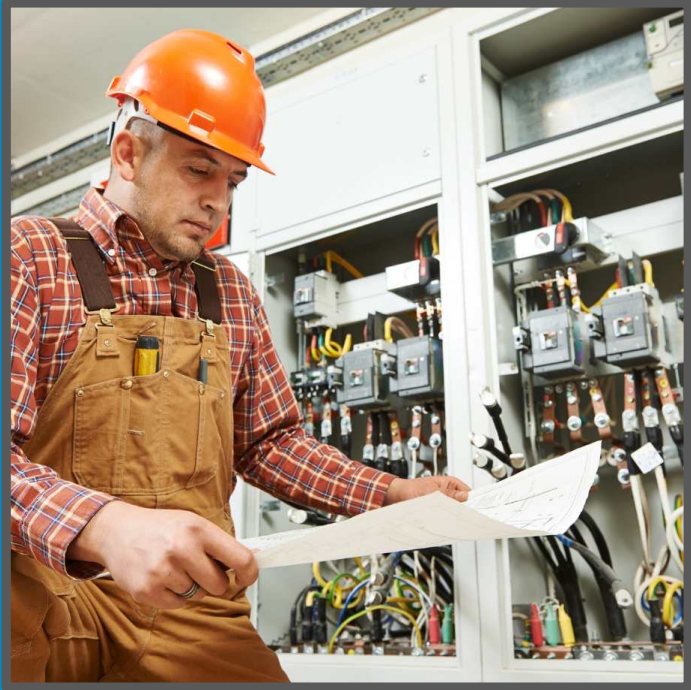
- The author of the report will determine if your strata qualifies for a short report
- It depends on who **supplies electricity** to each strata lot. The utility or the strata?
 - Who owns the transformer?
 - Is the electricity sub-distributed?

Which stratas can get a short report?

- Reg 5.11(3) If “each strata lot in the strata plan is supplied with electricity by a utility independently from each other strata lot”, the electrical planning report is only required to include:
 - The **name, qualifications**, etc of person the strata obtains the report from.
 - A **statement** “that each strata lot is supplied with electricity by a utility independently from each other strata lot”.

Who can write an Electrical Planning Report?

Under the Strata Property Act



- Electrical engineer, or
- Applied science technologist
- The only exception are strata corporations where **all buildings** are “Part 9” buildings. These stratas may obtain their report from a:
 - Licenced electrician
 - Electrical engineer, or
 - Applied science technologist

Who can write an Electrical Planning Report?

- Under the **BC Building Code** there are two main categories of buildings:
 - Simple buildings (Part 9 buildings)
 - Complex buildings (Part 3 buildings)

Who can write an Electrical Planning Report?

- **Part 9 buildings** are typically houses, duplexes, and small apartment buildings that are:
 - **3 storeys or less** in height, and
 - Have a footprint of **600 m² or less** (the equivalent of about 10 strata lots of 650 sq ft each on the ground floor)

Who can write an Electrical Planning Report?

- Complexes made up of Part 9 buildings might not be “simple”
- Distribution of electricity to townhouse and detached house strata lots can be complicated
- The power from the transformer might have several sub-distribution points before it eventually reaches an individual owner’s hydro meter and electrical panel
- Calculations must be done at each point

Who can write an Electrical Planning Report?

Working with professionals

- New legislation
- Allow time for providers to develop programs and pricing
- Base amount of work to produce a report regardless of size of strata
- The provider may work with other professionals such as a mechanical engineer
- A report written in plain language is easier for owners to understand

How can the strata pay for the report?

Under the Strata Property Act.

How can the strata pay for the report?

Cost of the Electrical Planning Report can be paid from either of the:

- **Operating fund:** the expense must be included in the budget and passed by a majority vote at an annual general meeting
- **Contingency Reserve Fund:** a resolution must be passed by majority vote at an annual or special general meeting

Who sees the
report?



- An Electrical Planning Report is for the benefit of the strata and its owners
- Not submitted or reviewed by the government
- Give a copy to all owners
- Must be attached to Form B Information Certificates
- Strata must keep any electrical planning reports obtained by the strata corporation

How does the EPR
affect alteration
requests for EV
charging?



- The *Strata Property Act* contains a new section **Alterations to Common Property to Install EV Charging Infrastructure for Owner**
- See sections 90.1 to 90.3

Alteration requests for EV charging

- If the strata has obtained an **Electrical Planning Report**, or the deadline to obtain one has passed, an owner can make a request under SPA section 90.1 and council cannot unreasonably refuse to approve it
- Council can consider the **strata's electrical system** and **future needs**
- Council must decide whether to approve an owner's request within 3 months
- Can require the owner to pay and agree in writing to reasonable conditions

Alteration requests for EV charging

If the strata corporation:

- Has an **Electrical Planning Report**, or the deadline to obtain one has passed, and
- An owner makes a request under section 90.1 to install EV charging infrastructure in a common property parking stall
- The council may assign the common property stall for **up to 5 years** instead of 12 months

For more information visit

www.visoa.bc.ca

or the BC Strata Housing website:

gov.bc.ca/strata



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