



Accessory Dwelling Units ADU Addresses and Utility Meters

This information bulletin is intended to clarify the applicable State of California codes and regulations as they pertain to the installation of separate residential utility meters. The California Public Utility Code (P.U.Code) Section 780.5, Pacific Gas and Electric (PG&E) Rule 18, and City of Oakland Municipal Code (OMC) section 15.40.010 are the laws that regulate the installation of utility meters within City of Oakland jurisdiction. The following excerpts of the below laws are presented to explain where separate electrical and gas meters are required for ADUs constructed in the City of Oakland, as well as to identify the triggers for compliance.

PUBLIC UTILITIES CODE (PUC) SECTION 780.5. (excerpt)

*The commission shall require every residential unit in an apartment house or similar multiunit residential structure, condominium, and mobile home park for which a building permit has been obtained on or after July 1, 1982, to be **individually metered for electrical and gas service**, except that separate metering for gas service is not required for residential units which are not equipped with gas appliances requiring venting.*

To read the full text click below:

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PUC§ionNum=780.5.

PG&E ELECTRIC RULE NO. 18 SUPPLY TO SEPARATE PREMISES AND SUBMETERING OF ELECTRIC ENERGY AND GAS RULE NO.18 SUPPLY TO SEPARATE PREMISES AND SUBMETERING OF GAS (excerpt)

A. SEPARATE METERING

Separate premises, even though owned by the same customer, will not be supplied through the same meter, except as may be specifically provided for in the applicable rate schedule.

To read the full text click below:

ELECTRICAL: https://www.pge.com/tariffs/assets/pdf/tariffbook/ELEC_RULES_18.pdf

GAS: https://www.pge.com/tariffs/assets/pdf/tariffbook/GAS_RULES_18.pdf

OMC Chapter 15.40 – BUILDING NUMBERS- 15.40 - 15.40.010 - Building numbers required. (excerpt)

At all primary entrances from public streets within the city, building addresses shall be displayed as hereinafter provided. The address of each and every entrance shall be placed upon or immediately above the door or gate closing said entrance or adjacent to the fence or wall opening leading to an entrance. The numbers of such address shall be at least two inches in height and of corresponding width; moreover, such address shall be displayed in a manner so as to be clearly readable from the street both night and day.

To read the full text click below:

[Chapter 15.40 - BUILDING NUMBERS | Code of Ordinances | Oakland, CA | Municode Library](#)

SEPARATE ELECTRICAL METER vs. SEPARATE ELECTRICAL UTILITY CONNECTION

A separate electrical meter is not the same as an electrical utility connection. An electrical utility connection is required for parcels that do not have electrical service to them. The City of Oakland only allows one electrical drop (connection) from PG&E transmission lines to the parcel.

CONCLUSION

Therefore, as mandated by the combined statutory framework above referenced herein, the City of Oakland Planning and Building Department's Building Bureau shall require separate electrical meters when a separate address must be issued for an ADU and shall require a separate gas meter when a vented gas appliance is installed in the ADU. Per PG&E, the CPUC approved rules and regulations are to be followed based upon the specific details of each situation and the document is for reference purposes only.