

A:

STATE OF MISSOURI
PUBLIC SERVICE COMMISSION

At a session of the Public Service
Commission held at its office
in Jefferson City on the 18th
day of April, 2000.

In the Matter of the Application of Union)
Electric Company for a Variance from the)
Commission's Rule Requiring Separate metering) Case No. EE-2000-465
for The National Benevolent Association of the)
Christian Church Hylton Point II Project.)

ORDER GRANTING VARIANCE

On January 31, 2000, Union Electric Company d/b/a AmerenUE (UE) filed a request for variance from Commission rule 4 CSR 240-20.050 which requires a separate electric meter for each residential or commercial unit in a multi-occupancy building, where construction had begun after June 1, 1981. UE stated in its request that The National Benevolent Association of the Christian Church (NBA or owner) has requested master metering for its Hylton Point II Project (the "project"), located at 933 Belt, St. Louis, Missouri. This project consists of the construction and operation of a new building to provide 60 one bedroom assisted living apartments for elderly residents at subsidized costs.

UE stated that the NBA has requested that one master meter be installed for this project because it will be responsible for the payments of the bills for each apartment and the common facilities. UE stated in its request that separate metering for each apartment would result in additional expenditures of approximately \$280 per apartment, or \$16,800.

UE stated that it supports the owner's request for the master metering of the project because of the overall cost benefits.

On April 7, 2000, the Variance Committee of the Missouri Public Service Commission (Committee) filed its recommendation that the Commission approve UE's Application for Variance. The memorandum of the Individual Electric Metering Variance Committee¹ (Committee) was attached to the Committee's pleading and marked as Appendix A. The Committee's recommendation noted that Commission rule 4 CSR 240-20.050(2) requires the installation of a separate electric meter for each residential or commercial unit in a multiple occupancy building where construction has begun after June 1, 1981. Further, the Committee noted that this Commission rule is aimed at compliance with certain sections of the Public Utility Regulatory Policies Act of 1978. 16 U.S.C. § 2625. Paragraph (d) of 16 U.S.C. § 2625 provides:

Separate metering shall be determined appropriate for any new building for purposes of section 2623(b)(1) of this title if

- (1) there is more than one unit in such building,
- (2) the occupant of each such unit has control over a portion of the electric energy used in such unit, and
- (3) with respect to such portion of electric energy used in such unit, the long-run benefits to the electric consumers in such building exceed the costs of purchasing and installing separate meters in such building.

¹ The Individual Electric Metering Variance Committee members are James Watkins, Utility Division; Jim Ketter, Utility Division; Nathan Williams, Office of the General Counsel; and John Coffman, Office of the Public Counsel.

The Committee stated that it reviewed the application and received information regarding the operation of the project from both UE and the NBA. The project will consist of 60 units of 540 square feet with through-the-wall electric heat/air conditioning and a central boiler for hot water. The Department of Housing and Urban Development will subsidize the electric bills for this project and the utility expenses will be included in the rent.

The Committee stated that it considered the potential benefits to consumers of individual metering and finds that these potential benefits are likely to be of little value to consumers living in this proposed facility. The Committee stated that since the NBA will be paying the electric bills, the individual consumers will not directly receive the financial benefits of individual conservation and efficiency efforts. The Committee noted that receiving, processing, and paying 60 separate bills for electric service would be unnecessarily burdensome and costly for the NBA.

The Committee recommended the Commission issue an order approving the variance for electric service to the NBA Hylton Point II Project, for good cause shown, from the Commission's rule requiring separate metering.

The Commission has reviewed the application and the Variance Committee's recommendation and finds that for good cause shown, the Application for Variance from the requirement for separate metering for the NBA Hylton Point II Project located at 933 Belt, St. Louis, Missouri, should be granted. Commission rules 4 CSR 240-2.060(11) and 4 CSR 240-20.050(5).

IT IS THEREFORE ORDERED:

1. That the Application for Variance filed by Union Electric Company d/b/a AmerenUE on January 31, 2000, is granted.
2. That this order shall become effective on April 28, 2000.
3. That this case may be closed after May 1, 2000.

BY THE COMMISSION



Dale Hardy Roberts
Secretary/Chief Regulatory Law Judge

(S E A L)

Lumpe, Ch., Drainer, Murray,
and Schemenauer, CC., concur.
Crompton, C., absent.

Thornburg, Regulatory Law Judge