

DECISION MEMORANDUM

TO: COMMISSIONER KJELLANDER
COMMISSIONER SMITH
COMMISSIONER REDFORD
COMMISSION SECRETARY
COMMISSION STAFF
LEGAL

FROM: WELDON STUTZMAN

DATE: JULY 20, 2007

SUBJECT: CASE NO. IPC-E-07-12
APPROVAL OF A WAIVER OF THE COMMISSION'S MASTER-
METERING RULES

On May 22, 2007, Idaho Power Company and C-Squared Development, LLC filed a Joint Petition asking the Commission to approve a limited exemption from the Commission's Master-Metering Rules. Commission Rules prohibit the master-metering of multi-occupant residential and commercial buildings if the units "contain an electric space heating, water heating or air-conditioning (space cooling) unit that is not centrally controlled and for which the unit's tenants individually control electric usage." IDAPA 31.26.01.102-103. C-Squared is planning to construct a large mixed use building in downtown Boise consisting of 103 residential units, 75,000 square feet of office space and approximately 20,000 square feet of retail space. The building will have centrally heated water and central space heating/cooling, and each unit will have its own thermostat and heat pump. The building is planned to reduce energy usage by approximately 75% below the American Society of Heating, Refrigerating and Air Conditioning Engineer Standards by using a geothermal heat source and a central system using solar energy to preheat water. A central indirect evaporative cooling air system and heat pumps will also reduce energy use.

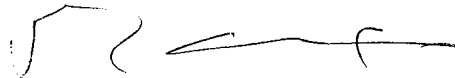
On May 31, 2007, the Commission issued a Notice of Joint Petition and Notice of Modified Procedure to process the parties' Application. Written comments were filed only by the Commission Staff in response to the Notice. Staff reviewed the energy saving designs that are included in the building, and concluded that the design features result in "a reduction in the

amount of expected electrical energy usage that is subject to individual user control to levels that are so low, master-metering of electrical energy is unlikely to have significant influence on consumer behavior, and is even less likely to have even a minimal impact on electrical energy usage.” Staff accordingly supports the parties’ Petition for a waiver of the Commission’s Master-Metering Rules.

Staff recommends that the Joint Petition of Idaho Power and C-Squared Development for an exemption from Rules 102 and 103 of the Commission’s Master-Metering Rules be approved.

COMMISSION DECISION

Should the Joint Petition of Idaho Power Company and C-Squared Development for an exemption from Rules 102 and 103 of the Commission’s Master-Metering Rules be approved?



Weldon Stutzman

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