Proven Connections Group

THE HIDDEN TIMELINE KILLER

Utility Coordination for Bay Area ADUs

Plan electric and gas service before it controls your construction schedule

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The Goal: Protect The Critical Path

01

See the second clock

Separate city permitting from utility work

02

Spot design risk early

Identify scope choices that may require more utility review

03

Submit with intent

Give the utility a stable, complete project story

04

Manage readiness

Keep permits, inspections and the site aligned

The objective is not to predict an exact date. It is to remove avoidable uncertainty.

The City and The Utility Company Answer Different Questions

CITY / COUNTY

Can this ADU be permitted and safely built?

- Planning and building review
- Building permits and inspections
- Local code compliance

UTILITY

How will safe, adequate service reach it?

- Load and system capacity
- Service route, equipment and clearances
- Utility design, construction and energization

Parallel processes. Different owners. Different queues.

Utility Work Gets Reduced to a Single Line Item

Design team	City permit	Construction bid	Utility coordination

“Apply to PG&E” sounds like one task

In reality, it consists of intake, design decisions, customer payments, permits, inspections, field dependencies, utility construction and meter installation.

“Utility Coordination” is a Chain of Decisions

SCOPE	New service, added load, relocation or meter upgrade
DOCUMENTS	Plans, load information, equipment and site details
DESIGN	Route, clearances, and utility requirements
FIELD	Trenching, equipment, inspections and access
ENERGIZE	Dependencies cleared, meter release and meter set

Every Project Moves Through Six Practical Phases



The queue may pause whenever a required customer, agency or site dependency is incomplete.

The Application is a Design Brief—Not a Placeholder

- Provide project contacts
- Existing and proposed electric/gas scope
- Site plan, floor plans and line drawings
- Load information and major equipment
- Requested service route and panel/gas meter concept
- Target construction and energization dates

A complete application answers:

What exists?

What is changing?

What must the utility serve?

Where can the equipment go?

Do not submit a moving target just to “get in line.”

A Few Scope Choices Can Change the Utility Path

LOAD	Will the existing service support the ADU and electrification plan?
METER	Shared meter, added meter, or a service change?
LOCATION	Is the panel or meter moving? Are clearances workable?
ROUTE	Overhead, underground, trenching, easement or access constraints?

The Fastest Review Starts With One Consistent Project Story

PLANS

Site, floor and one-line information agree

LOAD

Appliances, HVAC, EV and service assumptions agree

EQUIPMENT

Panel, meter and service concepts are buildable

CONTACTS

Decision-makers can answer questions quickly

One contradiction can create a clarification cycle across the architect, electrician, contractor, owner and utility.

Utility Coordination Belongs Beside Permitting and Construction

CITY	Design review	Permit review	Inspections	Final
UTILITY	Application	Engineering / design	Site readiness	Energize
BUILD	Preconstruction	Foundation + framing	MEP + finishes	Occupancy

Late Utility Work Turns Into a Chain Reaction



The delay does not stay inside the utility lane.

It moves into labor scheduling, inspections, financing, project readiness and owner confidence.

A Designed Project Can Still Fail Field Readiness

- Access is blocked
- Trench or equipment differs from approved requirements
- Permits or inspections are incomplete
- Meter release has not reached PG&E
- The site does not remain ready

Readiness is a maintained condition, not a one-day event



Five Controls Protect The Project Schedule

1	START EARLY	Begin once the job scope and preliminary plans are stable.
2	RESOLVE SCOPE	Confirm load, panel, gas meter, route, and address any interferences.
3	SUBMIT CLEAN	Make plans, loads and application details tell one story.
4	OWN THE THREAD	Track questions, decisions, payments and dependencies.
5	VERIFY READY	Confirm field work, access, inspections and releases before scheduling.

Applicant Checklist

- ✓ Who owns the utility application and every follow-up?
- ✓ Is the existing service capacity known, or assumed?
- ✓ Are the panel and/or gas meter and service route concepts finalized?
- ✓ Do the plans and load information agree?
- ✓ What outstanding payments, easements, permits or inspections may be dependencies?
- ✓ What is required before the requested meter set and energization date?

If one answer is “we’ll figure it out later,” put it on the critical-path risk list now

Utility Coordination is Not The Last Step

It is the parallel path that protects every step after it

START

with a stable project story

ALIGN

the plans, loads and equipment

TRACK

every decision and dependency

VERIFY

field readiness before scheduling

The projects that finish predictably are the ones where utilities were planned before they became urgent.