

VANCOUVER ELECTRICAL REPAIR

Costs & Pricing

What electrical work costs in Metro Vancouver:
service calls, panel upgrades, EV chargers,
rewiring, lighting and how quotes are built

13 Expert Answers from Electric IQ

vancouverelectricalrepair.com/construction-brain

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Cost to add a 50 amp hot tub circuit on a Delta deck?

A 50A hot tub circuit in Delta typically runs **\$1,000 to \$2,500 installed**, including the breaker, wiring, weatherproof disconnect box within sight of the tub, and a GFCI-protected receptacle or direct connection. That range assumes your main panel has capacity and the tub is within a reasonable run of the electrical room.

What moves the price in Delta

The biggest variable is distance. A hot tub sitting 5 metres from the panel is a straightforward job; one at the far end of a large lot, or fed through a finished basement ceiling, adds conduit, wire and labour. Expect the higher end of that range, or beyond it, if any of these apply:

Your panel is already close to full. A load calculation may show you need a sub-panel first, which adds \$1,200 to \$2,500 to the project. Delta homes built in the 1960s and 1970s often have 100A services that were sized for baseboard heat and a modest appliance load, not a hot tub on top of an EV charger or heat pump. An electrician will run the numbers before pulling wire.

The deck is detached or the tub is far from the house. Trenching a feeder underground to a detached structure adds \$500 to \$1,500 depending on distance and whether there is concrete or landscaping in the way.

Aluminum branch wiring is common in Delta homes of that era. The hot tub circuit itself will be new copper, but if the electrician opens the panel and finds aluminum feeders or deteriorated connections, that can add scope and cost.

A GFCI breaker is not optional. The BC Electrical Code requires GFCI protection for all hot tub circuits, and the disconnect must be located between 1.5 and 3 metres from the tub, outdoors, in a weatherproof enclosure. This is a safety requirement, not an upgrade.

Permit path for Delta: Delta is not one of the seven municipalities that runs its own electrical inspection program, so the permit comes from Technical Safety BC. Your electrician pulls the permit, does the work, and Technical Safety BC sends an inspector to sign off. The permit fee is typically \$75 to \$200 for a job this size and is usually included in a contractor's quote, so confirm that when you compare bids.

A fair quote for this job should include the 50A double-pole GFCI breaker, wire and conduit for the full run, the outdoor disconnect box, the final connection at the tub, the Technical Safety BC permit and inspection, and any drywall or deck board repair if the run goes through finished space. Ask each electrician for their Technical Safety BC licence number and confirm WorkSafeBC coverage before signing anything.

Want quotes for this? Vancouver Electrical Repair can match you with local electricians in Delta for free.

Price for a Level 2 charger circuit in a North Vancouver garage?

A Level 2 EV charger circuit in a North Vancouver attached garage typically runs **\$800 to \$2,000** when the panel is nearby, has capacity, and the run is straightforward. Budget \$2,500 to \$4,000 if the garage is detached, the run is long, or the panel needs a load management device added.

What moves the price in North Vancouver

Panel capacity is the first question. A lot of North Vancouver housing stock, particularly on the slopes of the District and in older Lynn Valley, Lonsdale and Delbrook neighbourhoods, still has 100A service. If your panel is already loaded with baseboard heat, a hot tub or an older electric range, the electrician may need to add a load management device (which lets the charger share capacity with the rest of the house) or recommend a service upgrade to 200A. That upgrade adds \$3,500 to \$6,000 on its own, more if BC Hydro needs to replace the service drop.

Run length matters a lot. A charger on the wall right beside the panel is a short, cheap run. A detached garage at the back of a North Vancouver lot means trenching under a driveway or running conduit overhead, which can push the circuit cost alone past \$3,000 before the charger hardware.

The charger hardware itself is separate from the circuit. A quality 40A or 48A Level 2 unit adds roughly \$600 to \$1,000. Most electricians will supply and install it, or install one you supply.

A permit is required for this work. In the City of North Vancouver and the District of North Vancouver, the electrical permit is issued and inspected by the municipality's own building department, not Technical Safety BC. Make sure your electrician pulls the permit before work starts. An unpermitted EV charger circuit can create problems with your home insurer and will come up on a property disclosure when you sell.

CleanBC Go Electric offers rebates for home EV charger installation. The BC Hydro home charger rebate covers 50% of purchase and installation up to \$350 for eligible single-family homes, row homes and duplexes. Most rebates require a licensed contractor, a permit, and that you apply before or shortly after the work is done, so confirm the current program terms with BC Hydro and CleanBC before booking.

A fair quote for this job should include the dedicated 240V circuit (typically 40A or 50A breaker), the correct wire gauge for the run length, a weatherproof outlet or hardwired connection, the permit and inspection fee, and any load calculation the electrician performs. Ask whether the quote covers drywall patching if they need to fish wire through a finished wall, and what happens to the price if they open the panel and find aluminum branch wiring or a Federal Pioneer (Stab-Lok) panel, both of which are not uncommon in North Shore homes built in the 1960s and 1970s.

Before hiring, ask for the electrician's Technical Safety BC licence number and confirm WorkSafeBC coverage. Even though the permit here goes through the City or District, the contractor still needs to be licensed by Technical Safety BC.

Want quotes on this? Vancouver Electrical Repair can match you with local electricians for free.

Q3

Does a full rewire of a 1940s Kitsilano house really cost \$25,000?

A full rewire of a 1940s Kitsilano house sits in the **\$15,000 to \$35,000 range** for most Metro Vancouver jobs, so \$25,000 is squarely in the middle and not an unreasonable number. Whether it lands at the low or high end depends on a handful of factors that are very specific to these older character homes.

What moves the price on a Kitsilano rewire

The biggest variable is wall access. If the house is being renovated and walls are already open, a rewire can cost dramatically less, sometimes \$12,000 to \$18,000, because the electrician isn't fishing wire through plaster and lathe or cutting and patching drywall. A fully finished house with intact plaster walls, a tight crawlspace and no attic access can push the job toward \$30,000 to \$35,000 or beyond, because every metre of new wire is a battle.

Pre-1950 Kitsilano homes almost always have knob-and-tube wiring, and many still have a 60-amp fuse panel. A rewire almost always includes a service upgrade to 200 amps, which adds \$3,500 to \$6,000 on its own and requires BC Hydro to disconnect and reconnect the service drop. That coordination adds time and a BC Hydro fee, typically around \$1,200, which should appear in the quote. If the service mast needs to move or the underground lateral is involved, costs climb further.

The square footage matters too. A 1,200-square-foot bungalow and a 2,500-square-foot two-storey with a finished basement are very different jobs. Expect the electrician to count circuits: a modern rewire of a house this age typically adds dedicated circuits for the kitchen, bathrooms, laundry, and any EV charger or heat pump you're planning, all of which add to the circuit count and the permit fee.

Speaking of permits: in Kitsilano, the electrical permit is issued by the City of Vancouver's own inspection program, not Technical Safety BC. The City of Vancouver permit fee for a full rewire is typically in the \$300 to \$500 range and should be included in the contractor's quote. Inspections happen in stages, so the job isn't done until the final inspection passes.

A fair quote for a full rewire should include the permit and all inspections, BC Hydro coordination, the service upgrade if needed, all new devices and panel, and a clear statement about drywall patching. Some electricians exclude patching entirely; others include basic patching but not finishing or painting. Get that in writing before you sign anything.

Before hiring, ask the contractor for their Technical Safety BC licence number and confirm it on the Technical Safety BC website. Ask for proof of WorkSafeBC coverage and liability insurance. Ask whether the quote changes if they find asbestos insulation around the old knob-and-tube (it sometimes does in houses this age, and remediation is a separate trade). Also ask whether the quote covers the full panel replacement or just the rewire.

One more thing worth knowing: most BC home insurers will not renew or will heavily surcharge a policy on a house with active knob-and-tube wiring. Getting the rewire done and the permit closed is often the trigger for getting standard coverage reinstated, which is a real financial benefit beyond just the electrical upgrade.

Want quotes for this? Vancouver Electrical Repair can match you with local electricians who work in Kitsilano and the surrounding neighbourhoods, for free.

What do Surrey electricians charge for a service call fee?

In Metro Vancouver, a residential service call typically runs **\$150 to \$300**, covering travel and the first hour of diagnosis. Surrey electricians generally fall in that same range, though the final bill depends on what they find once they're on site.

After the first hour, expect to pay \$100 to \$150 per hour for a journeyman electrician. An apprentice working under supervision comes in lower, around \$60 to \$80 per hour, while a Red Seal master electrician or a senior FSR (Field Safety Representative) can run above \$130. Evening, weekend and emergency calls typically add a premium of 1.5 to 2 times the standard rate, so a Saturday night call-out for a tripped breaker could easily reach \$400 to \$600 before any parts.

What moves the price in Surrey specifically

Surrey's housing stock spans a wide range, and the age of the home matters. Older homes in Whalley, Newton and Cloverdale from the 1960s and 1970s often have aluminum branch wiring, which requires a licensed electrician to handle carefully at every termination. If the fault turns out to involve aluminum wiring, a simple repair can expand into a remediation job, and that changes the scope and cost significantly. Homes from the same era may also have Federal Pioneer (Stab-Lok) panels, which many insurers in BC flag as a condition of coverage. A service call that reveals a Stab-Lok panel often leads to a conversation about replacement, which runs \$1,800 to \$3,500 for a same-size swap.

For newer Surrey homes and townhouses, the service call itself is usually straightforward. The electrician diagnoses the fault, quotes the repair, and you decide whether to proceed. A typical single-fault repair, such as a failed receptacle, a burnt connection or a bad breaker, comes in at \$200 to \$800 all in.

One important permit note for Surrey: the City of Surrey runs its own electrical permit and inspection program, separate from Technical Safety BC. For any work beyond a like-for-like fixture or device swap, the permit comes from the City of Surrey's building department, not from Technical Safety BC. Your electrician should know this and pull the permit accordingly. If a contractor tells you no permit is needed for a new circuit or panel work in Surrey, that is a red flag.

Before you hire, ask the electrician for their Technical Safety BC licence number and confirm it on the Technical Safety BC website yourself. Also ask whether WorkSafeBC coverage is in place. A service call does not usually require a permit on its own, but any repair work that follows might, so clarify upfront whether the quote includes permit fees if the job grows.

Want quotes from local Surrey electricians? Vancouver Electrical Repair can match you with local electricians for free.

Q5

How much does a 200 amp panel upgrade cost in Burnaby?

A 200A panel upgrade in Burnaby typically runs **\$3,500 to \$6,000** for a straightforward replacement where the service size is already 200A or close to it. If the job involves upgrading from a 100A service, relocating the meter base or panel, or dealing with an underground service lateral, expect \$6,000 to \$10,000 once BC Hydro's disconnect/reconnect fee (roughly \$1,200 when charged separately) and any new service equipment are factored in.

What moves the price in Burnaby

The biggest variable is whether BC Hydro needs to change the service drop or transformer to support 200A. Many older Burnaby homes, particularly those built between the 1960s and 1980s in neighbourhoods like Metrotown, Edmonds and Burnaby Heights, still have 100A overhead services and fuse panels or early breaker panels. Pulling a larger service from the street adds cost and a separate Hydro scheduling step that can stretch the timeline by a week or two.

A second variable is what the electrician finds inside the walls. Burnaby has a significant stock of homes from the 1965 to 1976 period with aluminum branch wiring. If the existing panel has aluminum circuits terminating on standard breakers, a proper upgrade includes inspecting and re-terminating those connections with approved connectors or CO/ALR-rated devices. That work is priced separately and can add \$2,500 to \$8,000 depending on how many circuits are involved.

Panel location matters too. A panel in a finished basement or a tight utility room costs more to work around than one in an open garage. If the meter base is on the opposite side of the house from the panel, the feeder run adds materials and labour.

The permit for this job comes from the City of Burnaby, not Technical Safety BC. Burnaby runs its own electrical permit and inspection program. A licensed electrical contractor will pull the permit on your behalf; the fee is typically included in the quote, so confirm that explicitly. The work must pass a Burnaby electrical inspection before BC Hydro will reconnect the service.

A fair quote for a Burnaby panel upgrade should include the permit and inspection fee, all labour and materials, BC Hydro coordination, and a load calculation to confirm 200A is the right service size for your home. It should also

spell out what happens to the price if aluminum wiring or knob-and-tube is discovered once the panel is open. Get two or three quotes and ask each contractor for their Technical Safety BC licence number and WorkSafeBC coverage confirmation before you commit, even though the permit here goes through Burnaby.

Want quotes on this? Vancouver Electrical Repair can match you with local Burnaby electricians for free.

Q6

Why did my EV charger quote in Langley jump to \$3,900?

A Level 2 EV charger quote in the \$3,900 range is not unusual for Langley once a few common factors stack up. The base range for a straightforward install with panel capacity and a short run is \$800 to \$2,000, but complex jobs routinely land between \$2,500 and \$4,000 or more.

What likely pushed your quote to \$3,900

The biggest drivers are run length and panel capacity. If your main panel is in a detached garage, a basement at the far end of the house, or if the charger is going in a detached shop or garage that needs its own sub-panel, the wire run alone can add \$800 to \$1,500 to the job. A 240V, 40-50A dedicated circuit needs heavy gauge wire, and conduit or trenching across a yard adds up fast.

Panel headroom is the other common culprit. Many Langley homes from the 1970s and 1980s have 100A services that are already carrying electric baseboard heat, a hot tub, a dryer and a range. Adding a 40A EV circuit on top of that requires a load calculation, and if the numbers don't work, the electrician has to either install a load management device (which limits charger output when other loads are high) or recommend a service upgrade to 200A. A service upgrade in Metro Vancouver typically runs \$3,500 to \$6,000 on its own, so if the quote bundles even a partial upgrade or a load management system, \$3,900 starts to look reasonable.

Other factors that move the number: the charger hardware itself (a good Level 2 unit is \$600 to \$1,000 before installation), whether drywall needs to be opened and patched, and the Technical Safety BC permit, which is required for this work in Langley and is typically \$75 to \$200 for a residential circuit job. A fair quote should include the permit fee, not treat it as an add-on.

Before you accept or reject the quote, ask the electrician to break it down into labour, materials, permit and charger hardware. That tells you immediately whether the number is padded or whether a real cost driver like a sub-panel or load management device is buried in the total.

Also ask whether the job qualifies for the BC Hydro home EV charger rebate, which covers 50% of purchase and installation costs up to \$350 for eligible single-family homes, row homes and duplexes. The rebate requires a licensed contractor and a permit, and you generally need to apply before work starts, so confirm that with BC Hydro directly.

When comparing quotes, confirm each contractor's Technical Safety BC licence number and WorkSafeBC coverage yourself before signing anything. Two or three quotes on the same scope will tell you quickly whether \$3,900 reflects your specific site conditions or whether there is room to negotiate.

Want quotes from local Langley electricians to compare? Vancouver Electrical Repair can match you with local electricians for free.

Ballpark price for pigtail aluminum wiring in a Coquitlam rancher?

Aluminum wiring remediation in a typical Coquitlam rancher runs **\$2,500 to \$8,000**, depending almost entirely on how many devices are in the house. A modest rancher with 20 to 30 outlets and switches lands toward the lower end; a larger home with 50-plus devices, a mix of lighting and appliance circuits, and a few dedicated circuits for the range or dryer will push toward the top.

What drives the number on a pigtailing job

The core work is opening every device box, cutting back the aluminum conductor, and joining a short copper "pigtail" to it using a connector rated for aluminum-to-copper contact, typically an AlumiConn or a properly applied Ideal 65 (the purple wire nut). The device itself also needs to be CO/ALR-rated or replaced with one that is. Labour is the dominant cost because it is repetitive, detail-oriented work, and every box has to be opened and closed cleanly.

What moves the price up: a rancher with a finished basement adds boxes that are harder to reach; a Federal Pioneer (Stab-Lok) panel found alongside the aluminum wiring is a separate conversation and a separate cost, typically \$1,800 to \$3,500 for the panel alone. What keeps it manageable: ranchers are single-storey, so attic and crawlspace access is usually straightforward, and there are no multi-storey wall runs to fish.

A few Coquitlam-specific points worth knowing. Because Coquitlam does not run its own electrical inspection program, the permit for this work comes from Technical Safety BC. Your contractor pulls the permit, does the remediation, and Technical Safety BC sends an inspector to verify the connections and device ratings. Skipping the permit is a real risk here: insurers in BC are increasingly asking for documentation that aluminum wiring has been properly remediated, and an unpermitted job gives you nothing to show them. The permit fee is typically \$75 to \$200 for a job of this scope and is usually folded into the contractor's quote, so ask explicitly whether it is included.

Coquitlam's 1965-to-1976 housing stock is exactly the era when aluminum branch wiring was common across the Lower Mainland, so local electricians are well-practised at this work. The remediation approach (pigtail with approved connectors and CO/ALR devices) is the accepted BC standard; a full rewire is rarely necessary unless the wiring itself is damaged or the homeowner is already opening walls for a renovation.

What a fair quote should include: a device count and walk-through before pricing, all connectors and CO/ALR devices, the Technical Safety BC permit, the inspection, and confirmation of what happens if they find any damaged conductors or a problem panel once the boxes are open. Get two or three quotes and confirm each contractor's Technical Safety BC licence number before you commit.

Want quotes for this? Vancouver Electrical Repair can match you with local Coquitlam electricians for free.

Rough cost to swap a Stab-Lok panel in a 1975 Richmond house?

Panel replacement in a Richmond house typically runs **\$1,800 to \$3,500** if you are staying at the same service size, or **\$3,500 to \$6,000** for a simultaneous 100A-to-200A upgrade, which is worth doing while the panel is already open. Add \$7,000 to \$10,000 at the high end if BC Hydro needs to relocate the mast, run a new underground service, or if the meter base is corroded and needs replacement alongside the panel.

Why Stab-Lok Panels Get Replaced

Federal Pioneer Stab-Lok breakers have a documented history of failing to trip under overload, which is the one job a breaker must do. There is no Canadian recall, so the panel is not illegal to own, but most Metro Vancouver insurers will either refuse coverage or charge a significant premium surcharge until it is gone. In a 1975 Richmond home you are also likely sitting on a 100A service, which is undersized for a modern household running induction, EV charging or a heat pump, so the timing to upsize is good.

Richmond is served by Technical Safety BC for electrical permits, not a municipal inspection office. Your contractor pulls the permit through Technical Safety BC, a Technical Safety BC inspector signs off after the work is done, and BC Hydro coordinates the disconnect and reconnect around the inspection. That Hydro disconnect/reconnect typically adds \$1,000 to \$1,500 to the project cost and is usually billed separately by Hydro, so confirm whether your quote includes it or not.

What a fair quote should cover: the new panel and breakers, the permit and inspection fee (usually \$150 to \$300 for a residential panel job through Technical Safety BC), BC Hydro coordination, any corroded or undersized wiring at the panel connections, and a load calculation if you are upsizing. It should not include drywall repair unless the panel is recessed into a finished wall, but ask about that upfront.

A 1975 Richmond house may also have aluminum branch wiring throughout. The panel swap itself does not fix aluminum termination risks at outlets and switches, so ask the electrician to check device terminations while they are there. Remediation (pigtailing to copper with approved connectors) is a separate line item, typically \$2,500 to \$8,000 depending on device count, but catching it now avoids a second mobilisation fee later.

Before you hire, ask each contractor for their Technical Safety BC licence number and confirm it on the Technical Safety BC website, and ask for proof of WorkSafeBC coverage. Make sure the permit is included in the price, not an add-on, and ask what happens to the quote if they find the meter base or service entrance cable needs replacing once the old panel comes off.

Want quotes on this? Vancouver Electrical Repair can match you with local electricians for free.

Is \$6,800 too much for a 200 amp service change in Vancouver?

For a 200A service upgrade in the City of Vancouver, \$6,800 sits at the higher end of the typical range but is not unreasonable depending on what is included. Metro Vancouver figures for 2025-2026 run roughly \$3,500 to \$7,000 for a straightforward upgrade, and City of Vancouver jobs regularly land in the \$5,000 to \$7,000 band once you factor in the city's own permit fees and BC Hydro's disconnect and reconnect charge.

What pushes a Vancouver service upgrade toward the top of the range

The City of Vancouver adds costs that jobs in other municipalities often avoid. The city's electrical permit fee for a service change is typically \$300 to \$400, and BC Hydro charges around \$1,200 for the disconnect and reconnect when they have to pull the meter and restore power, sometimes more if the service drop needs to be rerouted or upgraded at the street. Those two line items alone can add \$1,500 to \$1,800 before a single wire is touched inside your home.

Beyond that, the price moves based on where your meter and main panel sit. If the meter base is on the side of the house and the panel is right behind it, the run is short and the job is cleaner. If the panel is in a basement at the far end of the house, or if the mast needs to be raised or relocated to meet clearance requirements, labour and materials climb. Older Vancouver character homes, particularly anything pre-1960 in neighbourhoods like Kitsilano, Dunbar or Mount Pleasant, often have a 60A fuse panel and a weatherhead that needs full replacement, which adds scope. If the electrician also found that your existing wiring is knob-and-tube or that your meter base needs replacement to accept the new service, that is legitimate additional cost.

A quote of \$6,800 is worth scrutinising, not dismissing. Ask the contractor to break it down into labour, materials, the permit fee and the BC Hydro coordination cost. A fair quote for this job should include the City of Vancouver electrical permit and inspection, BC Hydro disconnect and reconnect coordination, a new 200A panel and breakers, a new meter base if needed, and all associated wiring from the weatherhead to the panel. Drywall repair is usually excluded, so confirm that separately.

Before you sign, check that the contractor holds a valid Technical Safety BC electrical contractor licence and that their FSR (Field Safety Representative) is named on it. Also confirm they carry WorkSafeBC coverage. The City of Vancouver's electrical inspectors will want to see the permit posted and the work done to BC Electrical Code standards, so a licensed contractor pulling the city permit is not optional on a job like this.

If the quote does not include the BC Hydro fee or the permit, add those back in before comparing. A quote that looks lower may simply be leaving those out.

Want a second opinion on the price? Vancouver Electrical Repair can match you with local electricians for free so you can compare two or three quotes side by side.

Ballpark price to bring an unpermitted Brentwood basement suite up to code electrically?

Bringing an unpermitted basement suite up to electrical code in Brentwood (Burnaby) typically runs **\$4,000 to \$12,000**, depending on how much wiring already exists, whether the panel has capacity, and what the inspector flags. That range can climb to \$15,000 or more if the suite needs a dedicated sub-panel, the house has aluminum branch wiring, or significant drywall work is involved.

What drives the cost for a Brentwood basement suite

Burnaby runs its own electrical permit and inspection program, so the permit goes through the City of Burnaby's building department, not Technical Safety BC. Budget roughly \$150 to \$300 for the permit itself, and expect at least one inspection before drywall is closed up and a final inspection at completion. The permit is not optional here: without it, your insurer can deny a claim, and the suite will surface as a liability at sale.

The big cost variables for this specific job:

Panel capacity is usually the first question. Brentwood has a lot of 1960s and 1970s construction, and many of those homes still have 100A services or older Federal Pioneer (Stab-Lok) panels. If the main panel is full or is a Stab-Lok, the electrician will likely recommend a sub-panel for the suite (\$1,200 to \$2,500) or a full service upgrade to 200A (\$3,500 to \$6,000 before BC Hydro coordination costs). A Stab-Lok replacement alone runs \$1,800 to \$3,500.

Homes built in Burnaby between roughly 1965 and 1976 frequently have aluminum branch wiring. If the suite wiring is aluminum, every device needs to be either CO/ALR-rated or pigtailed to copper with approved connectors. Remediation for a suite's worth of outlets and switches typically adds \$1,500 to \$3,500.

The suite itself needs to meet current code for a secondary suite: arc-fault (AFCI) protection on bedroom circuits, GFCI protection in the bathroom and kitchen, a smoke and CO alarm system interconnected with the main floor, a dedicated 20A kitchen circuit, proper egress lighting, and circuit separation from the main unit. If the existing wiring is a patchwork of added circuits with no clear separation, the electrician may need to trace and re-label everything before they can quote accurately.

Drywall access is a real cost driver. If the suite ceiling and walls are finished, opening them to run new circuits or fix junction boxes adds labour and patching costs that are separate from the electrical quote. Ask whether the electrician's price includes making good the drywall, or whether you need a separate drywaller.

What a fair quote should include: the Burnaby permit and inspection fees, a load calculation if a sub-panel or service upgrade is involved, all materials (wire, boxes, devices, panel breakers), and a clear scope of what happens if they find aluminum wiring or a panel problem once the walls are open.

Before hiring, ask the contractor for their Technical Safety BC licence number and confirm it on the Technical Safety BC website, and ask for proof of WorkSafeBC coverage. Confirm the permit will be pulled in the contractor's name and that the price holds if the inspector requires additional work beyond the quoted scope (or at least get clarity on what triggers a change order).

Want quotes for this? Vancouver Electrical Repair can match you with local Burnaby electricians for free.

Q11

Will a 200 amp upgrade in West Vancouver cost more because of the mast height?

A 200A service upgrade in West Vancouver typically runs **\$4,500–\$7,500**, and yes, mast height and BC Hydro's service drop geometry can push that toward the upper end or beyond, sometimes adding \$1,000–\$2,500 on top of a straightforward job.

Why West Vancouver Specifically Adds Cost

West Vancouver's terrain is the main driver. Homes on the hillside streets above Marine Drive, Chartwell, Cypress Park, Panorama Village, often sit well above street level, meaning the BC Hydro service drop has to travel a longer or more awkward path to reach the meter base. If the existing mast (the conduit riser that holds the weatherhead above the roofline) is too short to meet BC Hydro's minimum clearance above the roof surface and the point of attachment, it has to be extended or relocated. That is structural work on the exterior wall or roof framing, not just electrical.

A standard mast replacement on a flat lot is a few hundred dollars of material and an hour of labour. A mast that needs to clear a steep pitch, a second-storey roofline, or a heritage-style overhang can require custom fabrication, a longer conduit run, and sometimes a scissor lift or scaffolding, easily \$800–\$1,500 in added cost before the electrician even touches the panel.

The other West Vancouver factor is the municipality itself. West Vancouver runs its electrical inspection program through its own building department, not Technical Safety BC directly, so your contractor confirms the permit path with the District of West Vancouver before pulling the permit. Permit fees for a service upgrade are typically in the \$150–\$300 range and should be included in any quote you receive.

BC Hydro owns everything from the transformer to the meter, so after the licensed electrician does the panel and mast work and it passes inspection, BC Hydro schedules a disconnect and reconnect, usually a half-day outage. That coordination adds a week or two to the timeline and, if Hydro needs to upgrade their service drop hardware or move the point of attachment, they quote that separately. It is worth asking your electrician whether they have flagged the drop geometry with Hydro before finalising the scope.

What a fair quote for this job should include: the new 200A panel and breakers, the mast and weatherhead (with any extension needed), the meter base if it needs upgrading, the permit and inspection fee, BC Hydro coordination, and labour for the full day or day-and-a-half the job typically takes. Drywall repair is usually not needed for a panel-in-place swap, but if the panel moves, budget separately for patching.

Before you hire, ask the electrician for their Technical Safety BC licence number and confirm WorkSafeBC coverage, you can verify both online. Ask specifically: "Have you looked at the mast height and the Hydro drop, and is any of that outside the quote?" That one question separates a complete scope from a lowball number that grows on the day.

Want quotes on this? Vancouver Electrical Repair can match you with local electricians familiar with West Vancouver's terrain and permit process, for free.

Q12

Ballpark cost for low-voltage landscape lighting around a North Vancouver front yard?

Landscape lighting in a North Vancouver front yard is mostly a low-voltage, plug-in system, and that puts most of the work outside the licensed-electrician requirement. A typical DIY kit (transformer, cable, six to twelve path or spot fixtures) runs **\$150–\$600 in materials** from a home improvement store, and most homeowners install it themselves in an afternoon. If you want a professional-grade system with a dedicated outdoor circuit, expect to pay **\$800–\$2,500 installed**, depending on the scope.

Here is what moves that number around.

The transformer plug-in vs. dedicated circuit question is the biggest fork in the road. A plug-in 12V transformer simply connects to an existing exterior GFCI outlet, no permit, no electrician required, and that outlet is almost certainly already there on a North Vancouver home built after the mid-1980s. If there is no exterior outlet, or it is in the wrong location, adding one runs \$250–\$450 and does need a licensed contractor and a permit (issued by the District of North Vancouver or the City of North Vancouver, each of which runs its own electrical permit and

inspection program rather than using Technical Safety BC).

A higher-end landscape lighting system, think 150–300 watts of fixtures, a smart timer/dimmer transformer, in-ground uplights on trees, may warrant a dedicated 20A outdoor circuit rather than sharing an existing outlet. That circuit adds \$400–\$900 to the project.

North Vancouver's wet climate matters here. Marine moisture, heavy rainfall from October through April, and the occasional freeze mean you want fixtures and transformers rated for wet locations (IP65 or better), and any conduit runs should be properly sealed. Corroded connections at exterior boxes are one of the most common service calls on the North Shore, cheap fixtures with exposed copper terminals do not last long here.

What a professional installation quote should include: the transformer and all fixtures, low-voltage cable burial (typically 150–200 mm deep in a trench or under mulch), weatherproof connections, timer/photocell programming, and, if a new circuit is involved, the permit and inspection fee. Drywall or landscaping repair after trenching is sometimes excluded, so ask.

What to ask before hiring: confirm the electrician holds a Technical Safety BC licence (searchable on the Technical Safety BC website), has WorkSafeBC coverage, and whether the permit is included in the price if a new circuit is needed. For a plug-in transformer job, a landscape contractor or handyperson can do the fixture installation; only the new circuit portion requires a licensed electrician.

The honest DIY line: if you have a working exterior GFCI outlet and you are buying a plug-in low-voltage kit, this is one of the more approachable weekend projects. The licensed-electrician requirement only kicks in if you need a new outdoor outlet or a dedicated circuit.

Want quotes for the electrical portion? Vancouver Electrical Repair can match you with local North Shore electricians for free.

Roughly how much do New Westminster electricians charge to install a bathroom exhaust fan?

Bathroom exhaust fan installation in New Westminster typically runs **\$250–\$600** for a straightforward swap of an existing fan, or **\$500–\$1,200** if new wiring, a new switch or a humidity-sensing control is involved. The wide range comes down to a few variables specific to your house and bathroom.

What moves the price in New Westminster

The biggest factor is whether a circuit already exists. Older New Westminster homes, many of them pre-war character houses or post-war bungalows, often have ungrounded two-wire wiring or fuse panels, and running a new circuit to a bathroom that has never had a fan means more labour and possibly a panel assessment. If the ceiling is finished and the attic above is insulated, the electrician will spend more time fishing wire and sealing the penetration properly, which adds an hour or two to the job.

Venting is the other wild card. A fan that exhausts into the attic rather than through the roof or a soffit is a moisture problem, and in New Westminster's wet climate, that matters. If the duct path needs to be corrected at the same time, that work may involve a second trade (a sheet metal or HVAC contractor), which is outside the electrical scope and priced separately.

For a like-for-like replacement, same location, existing wiring, existing switch, a licensed electrician can often complete the job in one to two hours. Expect the service call (\$150–\$300) to cover the first hour, with labour beyond that at \$100–\$150 per hour plus materials.

A permit is required if new wiring is run. In New Westminster, electrical permits are issued through the City of New Westminster's building department, not Technical Safety BC directly, your contractor should confirm which authority applies and include the permit fee (typically \$75–\$200 for a small residential job) in their quote. A straight fixture swap on an existing box and circuit generally does not require a permit, but if you're adding a new circuit or a timer/humidity switch wired into a new box, it does.

A fair quote for this job should spell out: labour, the fan unit itself (or whether you're supplying it), any new wiring or switch, the permit if required, and whether drywall patching is included if they need to open a wall. Ask the electrician for their Technical Safety BC licence number and confirm WorkSafeBC coverage before work starts.

Want quotes for this? Vancouver Electrical Repair can match you with local New Westminster electricians for free.

Disclaimer: This guide is provided for informational purposes only by Vancouver Electrical Repair. It does not constitute professional advice. Always consult qualified, licensed contractors and your local electrical authority (your municipality or

Technical Safety BC) before starting any electrical project. Information is current as of October 4, 2026 and may change. Visit **vancouverelectricalrepair.com** for the latest answers.