VANCOUVER HVAC PRO

Costs & Pricing

What heat pumps, furnaces, AC, boilers, water heaters and ductwork cost installed in Metro Vancouver, and what moves the price

12 Expert Answers from HVAC IQ

vancouverhvacpro.com/construction-brain

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Q1

Adding an HRV to an older Kitsilano house, what should that cost?

Installing an HRV in an older Kitsilano house typically runs **$2,500 to $4,500** for a straightforward installation on an existing forced-air system, and can reach $6,000 to $8,000 or more if the house has no ductwork and needs a dedicated distribution system built from scratch.

What Moves the Price in an Older Kitsilano Home

The biggest variable is how the ventilation air gets distributed. If the house has a working forced-air furnace, the contractor can often tie the HRV into the return plenum and use the existing ducts to circulate fresh air through the house. That keeps labour and materials reasonable. If the house is heated by radiators or electric baseboards, which is common in older Kitsilano stock, there are no ducts to borrow. The contractor either runs a dedicated duct system to each bedroom and the main living area, or installs a simplified two-point system (one fresh-air supply, one exhaust) that meets code minimally but does not distribute air as evenly.

Other factors that shift the number: the number of exhaust pickup points (bathrooms, kitchen), how far the unit sits from an exterior wall for the intake and exhaust terminations, whether the attic or crawlspace allows clean duct runs, and the condition of any existing bathroom exhaust fans that may be replaced or tied in. Older homes in Kitsilano often have tight wall cavities and finished ceilings that make routing harder.

The unit itself, a residential HRV sized for a typical 1,500 to 2,500 square foot house, generally falls in the 70 to 200 litres-per-second range. Larger or more feature-rich units cost more upfront but recover more heat from outgoing air, which matters in a damp Vancouver winter.

Permit path: Because this is in the City of Vancouver, the electrical permit for the HRV's wiring is issued by the City, not Technical Safety BC. The City of Vancouver's mechanical permit (introduced in July 2022) applies to new heating and cooling systems, but HRVs are specifically excluded from that requirement. Confirm with the contractor which permits they are pulling and that the cost is included in their quote.

A fair quote should spell out the HRV model and its rated airflow, the number of supply and exhaust terminations, all ductwork and fittings, the electrical connection, commissioning and balancing (this step is often skipped and should not be), removal of any old exhaust fans being replaced, and the permit fee.

Balancing matters more than most homeowners realise. An unbalanced HRV can depressurise the house slightly, which in a home with a gas appliance or fireplace can pull combustion gases back into the living space. Ask the contractor to confirm they will commission and balance the unit after installation.

On the rebate side, do not count on one for an HRV on its own; check Better Homes BC for anything current before you buy.

Before a contractor visits, it helps to have a rough floor plan showing where the bathrooms, bedrooms and mechanical room are, know whether the house has a forced-air system or hydronic/baseboard heat, and note where the exterior walls are accessible in the basement or attic. That information lets them quote accurately rather than leaving a wide allowance for unknowns.

Vancouver HVAC Pro can put you in touch with local contractors who work regularly in older Kitsilano homes, so you can gather two or three quotes and compare scope as much as price.

Q2

Is a tankless water heater worth the extra cost in North Vancouver?

Tankless water heaters cost $3,500–$6,500 installed in Metro Vancouver, compared with $2,000–$3,500 for a standard tank. Whether that gap pays off depends on how your household actually uses hot water.

The honest case for going tankless in North Vancouver

The main appeal is endless hot water and a smaller footprint, not dramatic energy savings. A condensing tankless unit runs at roughly 95–98% efficiency versus 60–65% for an older tank, so the gas bill does drop, but a modern high-efficiency tank (90% or better) closes much of that gap at a lower purchase price. For a two-person household with modest demand, the payback period on a tankless unit can stretch beyond ten years. For a larger family running showers, laundry and a dishwasher simultaneously, the comfort argument is stronger and payback comes sooner.

A few North Vancouver specifics matter here. Many older homes on the North Shore have a gas water heater vented through a shared masonry chimney. A condensing tankless unit cannot use that chimney; it needs a dedicated PVC flue, which adds cost and may require routing through a wall or up through the house. If your current tank shares a chimney with a furnace, replacing the tank alone can leave the furnace venting incorrectly, so the contractor needs to assess the whole venting system before quoting. That assessment and any flue work can add $500–$1,500 to the job.

Cold incoming water is another factor. North Vancouver's municipal water arrives colder in winter than in Richmond or Delta, which means the unit has to work harder to reach the set temperature. Size the unit for the coldest-day flow rate, not the average, and confirm the contractor does a proper load calculation rather than just matching the old tank's size.

On permits: both gas and electrical permits for this work are issued by the City or District of North Vancouver directly, not by Technical Safety BC. Your contractor pulls both permits and should include the fees in the quote. Confirm they are a gas contractor licensed with Technical Safety BC before work starts, and ask for WorkSafeBC coverage as well.

Rebates are limited here. FortisBC's heat pump rebates are for its own electricity customers, which does not include Metro Vancouver. The CleanBC income-qualified program offers up to $3,500 toward a heat pump water heater (not a gas tankless), so if your household qualifies on income, a heat pump water heater is worth pricing out as an alternative. For a standard gas tankless swap, there is no rebate currently available in this area.

A fair quote should include the unit with capacity specified in litres per minute, all venting materials and labour, the gas and electrical permits, removal of the old tank, and a warranty on both parts and labour. Ask whether the price covers any required upgrades to the gas line, since tankless units draw a higher peak gas load than tanks and occasionally need a larger supply line.

For two or three North Vancouver quotes on this job, send your details through Vancouver HVAC Pro and see what local contractors come back with.

Q3

For a Kerrisdale house, what is a reasonable boiler replacement price?

Boiler replacement in Kerrisdale typically runs **$8,000 to $18,000** for a straightforward swap on an existing hydronic system, with more complex jobs reaching $25,000 or higher when distribution work is involved.

What Moves the Price

The biggest variables are the boiler type, the size of the house and the condition of the existing system. A standard high-efficiency condensing boiler on a well-maintained one-pipe or two-pipe system sits in the lower half of that range. A combi boiler (heating and domestic hot water in one unit) runs $8,000 to $14,000 and is a common choice in older Kerrisdale homes where the gas water heater is also aging. If the contractor needs to add zones, replace radiator valves, repipe sections of the distribution loop or upgrade the expansion tank and controls, costs climb quickly toward the upper end.

Kerrisdale houses are often older Vancouver character homes with original cast-iron radiators and a single-pipe system. Those systems work well but can be unforgiving about flow rates and balancing, so the contractor needs to assess the whole distribution side, not just the boiler itself. A proper heat loss calculation for the house sets the right boiler capacity; sizing from the old unit is a common mistake that leads to short-cycling and wasted fuel.

Permits matter here. The City of Vancouver issues its own gas permit for this work, separate from Technical Safety BC. An electrical permit from the City of Vancouver is also required for the new boiler's wiring and controls. Your contractor should pull both and include the fees in the quoted price. If the old boiler shares a chimney with a gas water heater, the venting arrangement needs to be reviewed as part of the job; a new high-efficiency condensing boiler typically vents through PVC sidewall pipes rather than the chimney, which affects the water heater's venting as well.

On rebates: if your home is heated by gas, there is currently no general CleanBC fuel-switching rebate for Metro Vancouver households that are not income-qualified. FortisBC rebates for heat pumps apply only to FortisBC electricity customers, which Kerrisdale is not (BC Hydro territory). If your household is income-qualified, the CleanBC Energy Savings Program is worth checking through Better Homes BC before you buy anything.

A fair quote should include the heat loss calculation, the exact boiler model and output capacity, all gas and electrical permit fees, new venting, removal and disposal of the old unit, and a warranty on both parts and labour. Before hiring, ask the contractor for their Technical Safety BC gas contractor licence number and confirm WorkSafeBC coverage independently.

A single request through Vancouver HVAC Pro puts that question to several Kerrisdale boiler contractors at once.

Q4

Would $7,000 cover a new gas furnace in Langley?

Seven thousand dollars sits at the lower-middle of the typical Metro Vancouver range for a high-efficiency gas furnace replacement, which runs about $5,500 to $11,000 installed. Whether it covers your job depends on a few factors that can push the number in either direction.

What moves the price in Langley

The biggest variables are furnace size and grade, venting, and any electrical or gas line work the job turns up. A straightforward swap of a mid-sized furnace in a 1980s or 1990s Langley house, same location, same venting path, no panel issues, can land in the $6,000 to $8,500 range. A larger home needing a higher-capacity unit, a two-stage or variable-speed model, or a job where the old chimney venting has to be replaced with PVC sidewall exhaust will push toward $9,000 to $11,000. If the electrical circuit needs upgrading or the gas line needs rerouting, add more.

One thing to watch with older Langley houses: if the furnace shares a chimney with a gas water heater, replacing the furnace with a high-efficiency condensing unit means the chimney loses one appliance. The water heater may then need its own liner or a power-vent conversion to draft safely. That work adds cost and needs its own permit.

On permits: in Langley, both the gas permit and the electrical permit for a furnace replacement come from Technical Safety BC, not the municipality. The contractor pulls both and should include the fees in the quote. Ask specifically whether permits are in the price before you sign anything.

A fair quote for a furnace replacement should spell out the furnace model and capacity in BTUs, all venting work, removal and disposal of the old unit, the gas and electrical permits, and the labour and parts warranty. If the quote just says "furnace supply and install" with no model number, ask for the detail.

On rebates: a like-for-like gas furnace replacement does not qualify for BC Hydro's heat pump rebate, and FortisBC does not offer a rebate for a standard gas furnace swap in Metro Vancouver. If you are considering switching to a heat pump instead, the rebate picture changes, particularly if your home currently heats with electricity.

Before hiring, confirm the contractor holds a gas contractor licence with Technical Safety BC and has WorkSafeBC coverage. Refrigerant certification is not relevant for a gas-only furnace job, but the gas licence is non-negotiable.

Two or three written Langley quotes will settle whether $7,000 is realistic, and one request through Vancouver HVAC Pro reaches several contractors.

Q5

Why are furnace replacement quotes so different across Coquitlam contractors?

Furnace replacement quotes in Coquitlam routinely span $5,500 to $11,000, and a $3,000 to $4,000 gap between two quotes for what sounds like the same job is completely normal. The reasons are almost always legitimate, but knowing what drives them helps you compare fairly.

What Actually Separates the Numbers

Equipment accounts for the biggest share. A builder-grade 80,000 BTU single-stage furnace costs the contractor far less than a variable-speed, two-stage or modulating unit with an ECM blower motor. Both might be described as "high-efficiency," but their comfort, noise level and long-term operating costs differ considerably. Ask each contractor for the exact model number so you can compare like with like.

Sizing method matters too. A contractor who does a proper heat loss calculation (Manual J or equivalent) may quote a different capacity than one who just matches the old unit. Coquitlam's eastern location means it runs a few degrees colder than Richmond or Delta on a hard winter night, so undersizing is a real risk. A correctly sized furnace costs more upfront but avoids short-cycling, comfort complaints and premature wear.

Scope differences are the other common culprit. One quote may include removal and disposal of the old furnace, a new flue liner or PVC exhaust run, a carbon monoxide alarm upgrade, and the Technical Safety BC gas and electrical permits; another may list those as extras. In Coquitlam, both the gas permit and the electrical permit for the new circuit come from Technical Safety BC, and a contractor who pulls them properly will build that cost into the price. If a quote is suspiciously low, ask directly whether permits are included.

Venting deserves its own look. Many Coquitlam homes have an older chimney shared between the furnace and the gas water heater. When a new high-efficiency furnace switches to PVC exhaust and no longer uses the chimney, the water heater may need its own liner or a power-venter added, which can add $500 to $1,500 to the job. Not every contractor flags this upfront.

Labour rates, warranty terms and after-hours emergency coverage also vary. A contractor offering a two-year labour warranty and 24-hour service is pricing that into the quote; one offering 90 days is not.

Before you hire anyone for gas work, confirm the contractor holds a current Technical Safety BC gas contractor licence. Ask for the licence number and look it up on the Technical Safety BC website. Also ask about WorkSafeBC coverage and whether they carry liability insurance. Refrigerant work is not involved in a straight furnace swap, but the gas and permit credentials are non-negotiable.

A fair quote for a Coquitlam furnace replacement should include a heat loss calculation, the specific model and capacity, all permits, venting assessment, removal of the old unit, and a clear warranty on both parts and labour. If a quote skips any of those, ask why before you sign.

Furnace failures tend to cluster on the first cold nights of October and November, when every contractor in the Lower Mainland is suddenly busy. If your furnace is aging, getting quotes now rather than waiting for a breakdown gives you time to compare properly. With two or three Coquitlam quotes on the table, the line items will tell you which one is complete; one request through Vancouver HVAC Pro gets them started.

Q6

What does a ductless system cost per head in Richmond?

A single-zone ductless mini-split in Metro Vancouver typically runs **$4,500 to $8,000 installed**, which works out to roughly that full range for one head and one outdoor unit. Add a second or third zone and the per-head cost usually drops, but a two-to-four zone multi-split system lands between $9,000 and $18,000 in total.

What moves the price for a Richmond install

The gap between $4,500 and $8,000 on a single zone comes down to a handful of factors. Capacity matters first: a small bedroom unit (around 9,000 BTU) costs less than a 24,000 BTU unit sized for an open-plan main floor. Line-set length is the next variable, because running refrigerant lines through a finished wall, up through a ceiling or across a long exterior wall adds labour. Electrical work is a separate line item: a dedicated 15 or 20-amp circuit and disconnect typically adds $800 to $2,500, and if your panel is already full or still at 100 amps, a service upgrade can add $3,500 to $6,000 on top of that.

For a Richmond property specifically, the outdoor unit placement matters too. Richmond's flat lots and tight side yards can complicate line-set routing, and the unit needs to sit on a raised pad with clear drainage, which is especially important given how much wet, near-freezing weather the Lower Mainland sees. The outdoor unit defrosts frequently through the winter, so standing water around the base is a real problem.

On permits: in Richmond, a gas permit (if any gas work is involved) is issued by the City of Richmond directly. The electrical permit for the heat pump circuit, however, comes from Technical Safety BC, not the City. Your contractor should pull both permits that apply and include the fees in the quote.

Rebates worth checking before you buy: if your Richmond home currently heats entirely with electric baseboards or an electric furnace, BC Hydro's Home Renovation Rebate offers up to $4,000 for a whole-home system installed by a contractor in the Home Performance Contractor Network. If your home heats with gas, that

BC Hydro rebate does not apply, and there is currently no general CleanBC fuel-switching rebate for Metro Vancouver households that are not income-qualified. If your household income is below the CleanBC thresholds, the Energy Savings Program can be significantly more generous; confirm eligibility at Better Homes BC before purchasing anything.

A fair quote should spell out the indoor head model and capacity, outdoor unit model, line-set length, electrical circuit work, permit fees, the concrete or composite pad, removal of any old equipment, and the warranty on both parts and labour. Ask the contractor to show their refrigerant certification under BC's halocarbon regulation (required for anyone handling refrigerant in BC) and their WorkSafeBC coverage before you commit.

The single factor that most often pushes a Richmond mini-split quote toward the top of the range is an undersized electrical panel that needs upgrading before the unit can be commissioned. Get the electrical assessment done early, and if you want to compare what two or three local contractors would charge for your specific setup, send us your details and we will put the right people in touch.

Q7

Heat pump quote in Surrey came in at $14,000, is that fair?

For a ducted air-source heat pump in Metro Vancouver, $14,000 sits comfortably within the typical range of $10,000 to $18,000, so the number is not alarming on its face. Whether it is fair depends on what the quote actually covers.

What moves the price on a Surrey heat pump install

The biggest variables are the size and condition of your existing ductwork, the electrical capacity of your panel, and whether the outdoor unit needs a new concrete pad or a line set longer than a standard run. A variable-speed cold-climate model costs more upfront than a standard inverter unit but performs better on the handful of nights each winter when Surrey dips below -5°C. If your panel is still 100 amps, a service upgrade to 200 amps adds roughly $3,500 to $6,000 on top of the heat pump circuit, which typically runs $800 to $2,500 on its own.

Check that the quote is all-in. A fair proposal should include a heat loss calculation (not just matching the old furnace's size), the exact model and rated heating capacity, the electrical circuit and disconnect, the line set, a raised outdoor pad, removal of the old equipment, the electrical permit, and a warranty on both parts and labour. Surrey issues its own electrical permits for residential work, so that permit should be pulled by the contractor and reflected in the price. If the quote is silent on any of these, ask before you sign.

On rebates: if your home currently heats with electric baseboards or an electric furnace, BC Hydro's Home Renovation Rebate can return up to $4,000 for a whole-home system installed by a contractor in the Home Performance Contractor Network. If your home heats with gas today and your household income qualifies, the CleanBC Energy Savings Program offers substantially more, potentially up to $13,000 at the lowest income tier. If you heat with gas and are not income-qualified, there is currently no general fuel-switching rebate available in Metro Vancouver, so confirm your eligibility with BC Hydro or Better Homes BC before you commit to the purchase.

Before hiring, ask the contractor for their refrigerant certification under BC's halocarbon regulation (required for anyone handling the refrigerant charge), their WorkSafeBC coverage, and confirmation that the electrical permit is included. If the heat pump is replacing a gas furnace, a gas permit from Technical Safety BC is also needed to cap the gas line, and that work must be done by a licensed gas contractor.

Two or three quotes on the same scope of work will tell you quickly whether $14,000 is sharp or has room to move. The single factor most likely to push your final number higher than expected is the electrical panel: if an upgrade is needed, get that confirmed in writing before the install date. Vancouver HVAC Pro can send your details to local Surrey contractors so you have something to compare against.

Q8

How much does a heat pump cost to install in Burnaby?

A heat pump installation in Burnaby typically runs $9,000 to $18,000 for a ductless multi-zone system, or $10,000 to $22,000 for a ducted central system on existing ductwork. If your electrical panel needs upgrading from 100A to 200A, add another $3,500 to $6,000 on top of that.

What moves the price for a Burnaby home

The biggest variables are whether you have existing ducts, how many zones you need, and what your electrical panel can handle. A single-zone ductless mini-split in a basement suite or laneway home sits at the lower end, around $4,500 to $8,000. A whole-home ducted system in a 1970s or 1980s Burnaby house with a gas furnace being replaced can push well past $18,000 once you factor in the new circuit, line set, outdoor pad, and removal of the old equipment.

Burnaby's noise bylaw limit is 55 dBA during the day and 45 dBA at night, so the outdoor unit's sound rating matters when you are choosing a model. Placement matters too: the unit must sit outside Burnaby's required front and side yards, and if you are in a strata, you will need written council approval before any work begins. For ducted systems or wall and roof mounted units, Burnaby also requires a building permit application, so confirm with the city whether your specific install triggers that step.

On the permit side, Burnaby issues both gas and electrical permits itself, so your contractor will be pulling those locally rather than through Technical Safety BC. The electrical permit covers the new heat pump circuit; if you are removing a gas furnace at the same time, a gas permit is needed to cap the line. Permits are normally included in a contractor's quote, but ask to confirm.

Rebate reality check: if your Burnaby home currently runs on electric baseboards or an electric furnace, BC Hydro's Home Renovation Rebate can cover up to $4,000 for a whole-home heat pump system installed by a contractor in the Home Performance Contractor Network. If you heat with gas today and your household income qualifies, the CleanBC Energy Savings Program offers substantially more, up to $13,000 at the lowest income tier for a central ducted system. If you heat with gas and are not income-qualified, there is currently no general fuel-switching rebate available in Metro Vancouver. Confirm eligibility with BC Hydro or Better Homes BC before you buy anything, because programs can change with little notice.

A fair quote should include a heat loss calculation sized to your home, the specific model and its rated capacity, the electrical circuit and disconnect, line set, outdoor pad, removal of the old system, permits, and a warranty on both parts and labour. Before hiring, ask the contractor for their Technical Safety BC gas contractor licence number if any gas work is involved, confirm their refrigerant certification, and check that they carry WorkSafeBC coverage.

Getting two or three quotes is the smartest move you can make here. Local Burnaby installers quote this kind of job every week, and Vancouver HVAC Pro will pass your details to a few of them.

Q9

Why is my Port Moody heat pump quote nearly $25,000?

A $25,000 quote for a heat pump in Port Moody is at the high end but not automatically out of line, depending on what's included. Typical Metro Vancouver figures for 2025-2026 run $10,000-$18,000 for a ducted air-source heat pump on existing ductwork, and $15,000-$22,000 for a variable-speed cold-climate central system. Once you add a new electrical service upgrade, ductwork modifications or multiple indoor zones, $25,000 becomes plausible.

What's likely pushing this quote up

Several factors stack quickly on a single job. A 100A to 200A electrical service upgrade alone adds $3,500-$6,000, and many Port Moody homes from the 1970s and 1980s need one before a heat pump can run properly. If the contractor is also replacing or extending ductwork, that can add several thousand more. A cold-climate variable-speed unit sized for the North Shore's occasional dips below -5°C costs more than a standard model. Multi-zone ductless systems with three or four indoor heads run $9,000-$18,000 on their own, and combining them with a ducted system pushes the total higher still.

Ask the contractor to break the quote into line items: the equipment itself, the electrical circuit and disconnect ($800-$2,500 for the circuit alone), any panel or service work, ductwork changes, the line set and outdoor pad, removal of the old system, permits and labour. If those numbers add up to $25,000, the quote may be fair. If the breakdown is vague, that's worth questioning.

Permits matter here. In Port Moody, both the gas permit (if you're removing a gas furnace and capping the line) and the electrical permit for the new heat pump circuit come from Technical Safety BC, not the municipality. A contractor who says otherwise is wrong. Permit fees should be included in the quote; ask specifically if they are.

On rebates: if your home currently runs on electric baseboards or an electric furnace, BC Hydro's Home Renovation Rebate offers up to $4,000 for a whole-home replacement system installed through the Home Performance Contractor Network. If you heat with gas today and your household income qualifies, the CleanBC Energy Savings Program can offset a significant portion of the cost, up to $13,000 at the lowest income tier. If you heat with gas and are not income-qualified, there is currently no general fuel-switching rebate available in Metro Vancouver. Confirm eligibility before you sign anything, because rebate programs can change.

Before hiring, ask the contractor for their Technical Safety BC gas contractor licence number (needed if the old furnace is being disconnected and the gas line capped), confirmation that the person doing the refrigerant work is approved under BC's Ozone Depleting Substances and Other Halocarbons Regulation, and proof of WorkSafeBC coverage. A proper quote should also include a heat loss calculation for your home, not just a size copied from the old unit.

A quote that high deserves at least two comparisons before you commit. Two more Port Moody quotes, requested through Vancouver HVAC Pro, would tell you quickly whether this one is out of line.

Q10

Should I get three quotes before buying a furnace in Abbotsford?

Yes: two or three written quotes before replacing a furnace is the right move in Abbotsford, as anywhere in BC. Abbotsford sits in the Fraser Valley Regional District rather than Metro Vancouver, so the permit path is Technical Safety BC's, but the pricing and the questions to ask are the same.

What Multiple Quotes Actually Tell You

A high-efficiency gas furnace replacement in Metro Vancouver typically runs $5,500 to $11,000 installed, and the spread between the lowest and highest quote on the same job can easily be $2,000 or more. That gap usually reflects differences in the unit's efficiency rating and brand tier, whether a proper heat loss calculation is included, what the contractor is doing with the venting (a new 96% AFUE furnace almost always needs PVC exhaust piping rather than the old chimney), and whether permits and old-equipment removal are bundled in.

A quote that skips the heat loss calculation is a warning sign. Sizing a furnace from the old unit's nameplate is a common mistake; it often means the new furnace is oversized, which causes short-cycling, uneven heat and premature wear.

Before you hire anyone for gas work, confirm the contractor holds a gas contractor licence with Technical Safety BC. In Abbotsford, gas permits are issued by Technical Safety BC (not the municipality), so the licensed contractor pulls that permit and the work is inspected. Ask whether the permit fee is included in the quote; it should be.

Also ask about WorkSafeBC coverage and liability insurance, and confirm the venting plan for the new unit, especially if there is a gas water heater sharing the same chimney. Disconnecting or re-routing that flue is part of the job and should appear on the quote.

For rebates in Abbotsford, BC Hydro's Home Renovation Rebate applies only if you are replacing all-electric heat with a heat pump, not a gas furnace. If you heat with gas today and are not income-qualified, there is currently no general provincial fuel-switching rebate for your situation. A like-for-like gas furnace replacement does not attract a rebate from FortisBC either.

For a heat pump or furnace replacement in Abbotsford, Vancouver HVAC Pro can connect you with local contractors for free quotes on the job.

Q11

A Marpole duplex heat pump quote came in at $22,000, is that normal?

A $22,000 quote for a heat pump in a Marpole duplex is on the higher end but not automatically out of range. For a ducted central heat pump on existing ductwork in Metro Vancouver, typical installed costs run $10,000 to $18,000; a variable-speed cold-climate system, electrical service work, or a full duct retrofit can push a job to $20,000 to $30,000 or more. Whether $22,000 is fair depends on what is actually in the scope.

What moves the price on a duplex heat pump job

A duplex adds complexity that a detached house does not. If the quote covers both suites, you are essentially pricing two zones, possibly two indoor units or a multi-zone system, and the electrical work to support both. If it covers only one suite, $22,000 needs more explanation.

The biggest cost drivers to look for in this quote:

The electrical side often surprises people. A heat pump needs a dedicated circuit and disconnect, typically $800 to $2,500, but if the panel is an older 100A service, upgrading to 200A adds roughly $3,500 to $6,000. Older Marpole houses frequently have panels that need attention before a heat pump can be added.

Duct condition matters. If the existing ductwork is undersized, leaky or missing return air paths, a contractor doing the job properly will factor in duct modifications. That alone can add several thousand dollars.

City of Vancouver permits are required and are not free. Since July 2022, installing or replacing a heating or cooling system in Vancouver requires a mechanical permit, in addition to an electrical permit. The mechanical permit fee runs $432 plus $15.30 per kilowatt of capacity for a one-to-three storey building. **Because this is a duplex in Vancouver, removing any gas equipment also requires a gas permit for capping the line**, and the City of Vancouver issues both the gas and electrical permits itself, not Technical Safety BC.

What a solid quote should spell out: a heat loss calculation for the space being served, the exact model and rated capacity of the outdoor and indoor units, all electrical work including the circuit and any panel upgrade, line set, pad or mounting hardware, removal and disposal of old equipment, all three permits (mechanical, electrical, and gas if applicable), and a labour warranty alongside the equipment warranty.

On rebates: if either suite currently heats with electric baseboards or an electric furnace and you are replacing all-electric heat, BC Hydro's Home Renovation Rebate could apply, up to $4,000 for a whole-home system through a member of the Home Performance Contractor Network. If the home heats with gas and your household income qualifies, the CleanBC Energy Savings Program offers substantially more. If neither condition applies, there is currently no general fuel-switching rebate for a Metro Vancouver gas-heated home, so confirm eligibility before you commit to the project.

To check whether this quote is competitive, get at least one or two others scoped to the same work. Before signing anything, ask each contractor: "Can you show me the heat loss calculation that sized this system, and does this

price include the City of Vancouver mechanical permit, electrical permit, and any gas permit for capping the existing line?"

If you want to put this job out to a few local contractors at once, Vancouver HVAC Pro can send your details to HVAC companies familiar with duplex work in Vancouver, at no cost to you.

Q12

Would a $25 monthly maintenance plan pay off in the Tri-Cities?

For most Tri-Cities homeowners (Coquitlam, Port Coquitlam and Port Moody), a $25 monthly plan works out to $300 a year. A single diagnostic service call in Metro Vancouver runs $120 to $250, and an annual tune-up typically costs $150 to $300 per system, so the math can work in your favour if the plan actually delivers a full inspection and not just a filter reminder.

What a Legitimate Maintenance Plan Should Cover

A plan worth $300 a year should include at minimum one full annual inspection of your heating system: checking heat exchanger integrity on a gas furnace, cleaning the burners, testing ignition and safety controls, inspecting the flue and venting, lubricating moving parts, checking refrigerant pressures on a heat pump, cleaning the indoor coil and condensate drain, and verifying thermostat calibration. If the plan covers a heat pump, the contractor should also clear the outdoor unit and check the defrost cycle, which matters in the Tri-Cities' wet, near-freezing winters where units defrost frequently and condensate drainage can become a real problem.

If the plan only covers a "visual check" and priority scheduling, it is closer to a service contract than a maintenance plan, and $300 may not be worth it for that alone.

What to ask before signing: Does the plan include labour for the annual visit, or just parts discounts? Does it cover both heating and cooling if you have a heat pump? Is there a priority response guarantee in writing, and what does that mean in hours, not just "we'll call you back"?

A few things specific to the Tri-Cities matter here. Gas permits for any repair or replacement work in Coquitlam, Port Coquitlam and Port Moody come from Technical Safety BC, not from the municipality. That means the contractor doing any gas work must hold a Technical Safety BC gas contractor licence, which you should confirm yourself before signing anything. Electrical permits for a heat pump circuit in these same municipalities also come from Technical Safety BC.

The other local reality is that the Tri-Cities sit at a slightly higher elevation and cooler microclimate than Richmond or Delta, so furnaces and heat pumps work harder on cold snaps. Technical Safety BC recommends annual servicing of all home heating appliances, and skipping it is one of the most common reasons a furnace fails on the first cold night of October or November, exactly when contractors are busiest and response times stretch out.

For a household with a gas furnace plus a heat pump or central AC, $300 a year covering both systems is reasonable value. For a single gas furnace only, shop around: some contractors in the area offer a one-time annual tune-up for $150 to $200, which may be more cost-effective than a monthly plan if you are disciplined about booking it each fall.

Read the plan terms before signing, and price a single annual tune-up for comparison; Vancouver HVAC Pro can put you in touch with Tri-Cities contractors for both.

Disclaimer: This guide is provided for informational purposes only by Vancouver HVAC Pro. It does not constitute professional advice. Always consult qualified, licensed contractors and your local permit authority (your municipality or Technical Safety BC) before starting any heating, cooling or gas project. Information is current as of November 8, 2026 and may change. Visit **vancouverhvacpro.com** for the latest answers.