



Better Buildings Neighborhood Program Multi-family and Low Income Peer Exchange Call: *Working with Condominium Owners and Associations*

Call Slides and Discussion Summary

November 8, 2012

- Call Logistics and Attendance
 - In what way is your program working with condos (or thinking about it)?
- Discussion:
 - What level of interest are programs seeing from condo owners and associations?
 - What are particular challenges and opportunities in this sector? How are they different than other multi-family buildings?
 - What strategies are effective?

Participating Programs and Organizations



Programs:

- Arlington County, VA
- Chicago, IL
- Charlotte, NC
- Kansas City, MO
- Maine
- New Orleans
- San Francisco, CA

Organizations:

- ACEEE
- NEEP
- Economic Opportunity Studies

ENERGY SMART TIPS FOR High-Rise Condominiums

FROM THE ILLINOIS SMART ENERGY DESIGN ASSISTANCE CENTER



http://smartenergy.arch.uiuc.edu/pdf/Condominium_EnergySmartTips.pdf

Energy Efficiency Resource Toolbox *-For Condominiums*

Prepared for the City of South Burlington, Vermont
As part of an EECBG funded project provided through
the Chittenden County Regional Planning Commission

http://shelteranalytics.com/sites/default/files/energy_efficiency_resource_toolbox_9-25-12.pdf

Program Experience

- New Orleans: Rolled out commercial products; working on weatherization retrofits in condos as part of a commercial program.
- San Francisco: Has some existing multi-family programs through the utilities that apply to condos
- Arlington: Planning to extend to multifamily (including condos) next year.
- Kansas City: Mainly works with 4-, 6-, and 12-plexes
- Chicago: Hearing a lot of interest from condo owners, but have only done a few because of the challenges.
- Charlotte: Have only worked with one condo buildings; supplied residents with energy saving technologies.
- Maine: just had a low cost condo building developed and went through the weatherization process for those units.

- There are a range of building types considered “condos”: the term can apply to duplexes where residents have their own meters as well as large multi-unit buildings with shared heating, electrical, etc.
- Given the range of building types (and program services), some programs work with condominiums through commercial programs (e.g., Charlotte) and some through residential programs (e.g., Maine)
 - For a 300 unit, 40 story building, the program in Charlotte retrofitted some common areas (e.g., lighting in parking garage) and then focused on distributing energy saving kits to residents (e.g., with LED lightbulbs) in exchange for sharing one year of data on energy use.
 - Maine treats condos the same as single family homes.
- Condos can “fall through the cracks” of commercial and residential programs. For example, programs may have rebates for residential units but condo buildings require a commercial-type audit.

- In condo buildings, individuals typically own the interior, but condo associations are responsible for the exterior surface (e.g., roof) and infrastructure (e.g., boiler and hot water).
- Work on common areas often takes an agreement from the condo association, which can be difficult to get. Even with agreement from the condo association, individual releases may be required from each owner.
- Large multi-condo units are typically most interested in upgrades when they are renovating

Potential Future Call Topics (Poll Results)

- Actual vs. Modeled Savings in Multi-family Buildings (50%)
- Moving Multi-family Buildings from Audits to Upgrades (83%)
- Working with Master-metered Buildings (17%)
- Working with Middle Income Multifamily Buildings (50%)

Participants were asked to select all call topics they were interested in, so percentages add up to more than 100