

Condo & Co-op Toolkit Info Session Q&A Responses

February 27, 2025

Q: What is the breakdown of energy use in DC? It looked like residential was quite low versus commercial.

A: Here is some [information on this topic from the US Energy Information Administration](#). The most recent data shared shows that residential consumption is now 25.5% of total energy consumption in DC. This is for the 2022 period. Residential consumption is 36 trillion Btu out of a total 141 trillion Btu. The resident % shown on the emissions slide reflects single family and small multifamily. Large multifamily buildings are included in the commercial %.

Q: Can more than one person sign up for the toolkit? A manager, a board member?

A: Yes, anyone can sign up for and download the [Condo and Co-ops Toolkit with the Building Innovation Hub here](#).

Q: How do we know our previous ENERGY STAR score? How do we have to fill in if we don't know where we currently stand?

A: The score is based on your benchmarking data. [You can find your building on Open Data DC](#). The score is also visible on the Energy Star portfolio manager, which is the (free) Environmental Protection Agency (EPA) tool we all must use to perform benchmarking. Once all data has been entered, the tool shows your score automatically.

Q: In my coop all energy is paid by coop, not by owners or renters so there is no way to know who is using energy and who is conservative in use. Energy bill is only for the building no way to meter individually. Suggestions?

A: The condo toolkit can help educate residents on energy conservation and behavior change which could be an alternative to individual metering if that is not feasible for your building. Additional resources for resident education include:

- ENERGY STAR Portfolio Manager has a good framework and program with treasure hunts to engage residents: [Multifamily Housing | ENERGY STAR](#)
- Urban Land Institute also has best practices for [tenant engagement](#) which could be adapted for an owner-occupied coop building.

Q: Can you please clarify that for the Performance Pathway, the metric used is 'Site EUI - Adjusted to Current Year', not just 'Site EUI'? Buildings we work with who have already reduced their 'Site EUI' by 20% or over are NOT in compliance as their 'Site EUI - Adjusted to Current Year' is far below a 20% reduction.

A: Yes, these terms can be confusing, but you're right, the 'Site EUI - Adjusted to Current Year' versus just 'Site EUI' are different. If you are an energy service professional or consultant and you're working on supporting buildings with their BEPS compliance, we have seen this impact office buildings more significantly. The Building Innovation Hub will be coming out with a short blog (with AOBA) and more resources with further clarification on 'Site EUI - Adjusted to Current Year'.

Q: Thank you for bringing this toolkit to the market. Do you have any more details on the form and shape of the completed actions report due at the end of the compliance period?

A: The guidebook says that it needs to include a short survey of the energy efficiency measures the building owner implemented to meet the energy performance requirements. *"Note: The Completed Actions Report includes a short survey of the energy efficiency measures the building owner implemented (e.g., list of the measures; cost(s); implementation dates; and estimated energy savings from each measure, if available) to meet the energy performance requirements. This report must be filed regardless of whether a building meets required 20% reduction in site energy use and will be used by DOE to improve future iterations of the BEPS Program."*

As to a template or more details on the format, the Building Innovation Hub has looked into that and will follow up on that soon.

Q: If the building is updating the circuit panels for all units, could that be used as rebate? Are these rebates for the whole building or for individuals?

A: Electrical (circuit) panel upgrades for each unit could be covered by the residential rebates. However, building-wide electrification upgrades (i.e. updates that serve common area appliances and equipment) would not be eligible for rebates posted on our [Residential Electrification Rebates for Equipment & Services Page](#). There may not be an electric panel in-unit, however, we still offer rebates for new electrical circuits when you replace a gas stove or gas clothes dryer. Circuit rebates maybe applicable to condo and co-op unit owners interested in making the switch.

Q: How long does it take for an owner to receive rebates from DCSEU? If they must show receipts, which means they get it after installation, how many days/weeks would it take from the time of application? Thank you.

A: There are different timelines for our Business Energy Rebates and our Residential Energy Rebates. For Business Energy Rebates, working with DCSEU, the entire time from start to finish can be expected to take between 1 and 6 months. We recommend following these steps to ensure the timely processing of your rebate:

1. Submitting a completed application before September 15th of each fiscal year.
2. Get pre-approved by the DCSEU up to 2 weeks after submission.
3. Install your equipment with a licensed contractor and submit your invoice.
4. Complete your inspection with DCSEU staff.

For Residential Energy Rebates, working with the DCSEU, the entire time from start to finish can be expected to take between 1 and 3 months. We recommend following these steps to ensure the timely processing of your rebate:

1. [Check rebate eligibility before you buy.](#)
2. Submit a completed application before September 15th of each fiscal year.
3. Install your equipment with a licensed contractor prior to application and include all supporting documentation.

Q: Is solar roof top install rebate possible?

A: If you're a larger commercial building or larger multifamily building and you install solar panels on your roof you can work through our custom program to get a DCSEU incentive for the solar panels. However, in order to qualify for the incentive, you must also install energy efficiency measures within the building and the solar energy generated must go towards the buildings energy usage.

Also, through Solar for All, the DCSEU works with local solar developers to install Community Renewable Energy Facilities (CREFs) across the District. Multifamily buildings can place CREFs on the roof or in the parking lots of the building. However, the energy that's generated in from the solar panels goes back to the grid and helps offset the cost for income qualified residents across the District.

Q: Is an onsite EV public charger rebate still available?

A: The DCSEU does not have any rebates or incentives for any EV charging infrastructure at this time.

Q: In order to receive rebates or other financial incentives; If a property is in DC and the owner is in DC do the contractors used on the project also have to be based in DC or can contractors that work on projects be from Virginia/Maryland?

A: Commercial and multifamily buildings are not required to use a DC contractor to receive a rebate or incentive or incentive from the DCSEU. However, these contractors must have a Basic Business License (BBL) issued by the DC Department of Licensing and Consumer Protection (DLCP). We do encourage you to work with DC based businesses and Certified Business Enterprises (CBE) in DC. The DCSEU does have some direct installation programs, mostly for income qualified buildings and communities that require the use of a contractor under contract with the DCSEU.

Residential customers in homes are also not required to use a DC contractor to receive a rebate. However, your contractor must be licensed and file for the proper permits to install specific equipment. Those permits are required documentation to receive a rebate. If electrifying through the DCSEU's Affordable Home Electrification Program, a contractor is provided to you.

Q: What's the timeline for applying for rebate of ENERGY STAR appliance purchase? 4 years? 6 years?

A: All DCSEU rebate applications must be submitted within the Fiscal Year that they purchased and installed the equipment to qualify for the rebate. For example, applications for rebates within Fiscal Year 2025 must be purchased and installed between October 1, 2024 and September 30, 2025.

Q: Who do we contact on solar projects and geothermal?

A: The Building Innovation Hub has resources to help you find a qualified vendor. See: <https://buildinginnovationhub.org/resource/find-a-qualified-vendor/find-a-vendor/>

Q: Can co-ops legally install a submeter for EV chargers?

A: Yes, you can.

Q: What impact does hosting an EV charging station have on a community's BEPS score?

A: The Building Innovation Hub is working on a video explainer on this topic to be published soon. EV chargers and charging infrastructure can be sub metered and/or the parking area for EVs that includes chargers can be sub metered to essentially pull that energy usage out of the total building energy usage to exclude that. It would need a formal exception from DOEE. If you install an EV sub meter in the middle of a BEPS cycle, please reach out to DOEE

to get that exception as EV charging is something they want to encourage, but it could also impact the overall energy usage of the building.

Q: Can you please briefly explain what the EDER Pathway is and that this ACP is now available to condos and coops?

A: Extended DEEP ENERGY Retrofits (EDER) is for buildings that may wish to implement deeper retrofits to target higher energy savings that exceed the energy performance requirements over several Cycles. This pathway was originally only available for select building types, like affordable housing and some other buildings. However, DOEE made it available for Condos and Co-ops this past fall. More on EDER from DOEE: https://dc.beam-portal.org/helpdesk/kb/BEPS_Guidebook/70/