

ATTACHMENT A

CONDO CONVERSION PROGRAM ENERGY EFFICIENCY PACKAGES

CORE REQUIREMENTS FOR ALL PACKAGES:

To qualify for participation in the City of San Diego's Sustainable Expedite Program under the Condo Conversion Program, all condo conversions must include the following core requirements in addition to one of the three packages described below the core requirements:

- **Double pane windows:** Double-pane windows would be required for all complex conversions that use electric resistance space heating. It would be optional, but not mandatory for units constructed before 1978 no matter the space-heating source.
- **New EnergyStar appliances (as applicable):** All units must come with the all applicable appliances, all meeting EnergyStar requirements: Refrigerator, dish washer, in-unit washer and dryer, if applicable, window air conditioning units, if applicable. If the unit does not have facility for a particular appliance, such as dish washer, then no appliance need be added.
- **New EnergyStar HVAC (as applicable):** EnergyStar heat pumps would be required for complexes that have central air conditioning plus electric heat. EnergyStar central air conditioners are required for all applicable units.
- **Ceiling insulation:** Increased ceiling insulation to R30 would be required for all complex conversions that use electric resistance space heating or if the existing insulation is less than R19 no matter the heating source.
- **Lighting:** Permanent CFL fixtures in all ceiling and bathroom fixtures.
- **Low-flow shower heads** in all units.
- **EnergyStar equipment in common laundry areas:** If laundry equipment is owned by the complex, then new, EnergyStar rated coin-operated washers and dryers must be installed. If the laundry equipment is owned and maintained by a third party the developer must require the third-party owner/operator to use only EnergyStar washers and dryers in the complex.

PACKAGE ONE:

Additional requirements of Package One are:

- **Central water heating system for all units :** As applicable.
- **Solar system for common facilities:** Appropriately-sized photovoltaic array to contribute to meeting the common-area electricity demand. Although solar conversion would not be funded through the rebate and the savings associated with the solar conservation is not included in the savings estimates here, for

PACKAGE TWO

Additional requirements of Package Two are:

- **Tankless water heaters:** Appropriately-sized tankless water heaters are required in all units. If gas is physically available at the water heater, the tankless water heater must use gas. Otherwise, electric is acceptable. We note that even though gas tankless water heaters require some electricity and that electric tankless water heaters have a higher instantaneous demand than storage electric water heaters, the reduced losses more than compensate. The additional electric requirement of gas tankless water heaters as well as the higher demand of electric tankless water heaters are included in the savings analysis.
- **Solar system for common facilities:** Appropriately-sized photovoltaic array to contribute to meeting the common-area electricity demand. Although solar conversion would not be funded through the rebate and the savings associated with the solar conservation would not be included in the savings estimates.

PACKAGE THREE

Additional requirements of Package Three are:

- **Efficient lighting is throughout all common areas.** This includes T8-electronic ballasts for all fluorescent tube fixtures, compact fluorescent lamps for all screw-in lighting, LED fixtures for all egress signage, and efficient outdoor lighting (high efficiency lamps on photo- or motion-sensors).