

Projects that make it VS Projects that don't

Two apartment case studies

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Project #1: Condo



Project #2: TIC



Project #1: Condo



Project #2: TIC



Project #1: Condo



- 3 bedroom / 2 bath
- 1700 ft²
- One unit in a 2-unit “Historical A” condo building
- 2nd/3rd (top) floor over garage with dedicated parking
- Owner-Occupied
- Existing Solar (6 kW DC)

Project #1: Condo



Old furnace in attic above closet



Back deck on-demand water heater



Laundry Closet off Kitchen

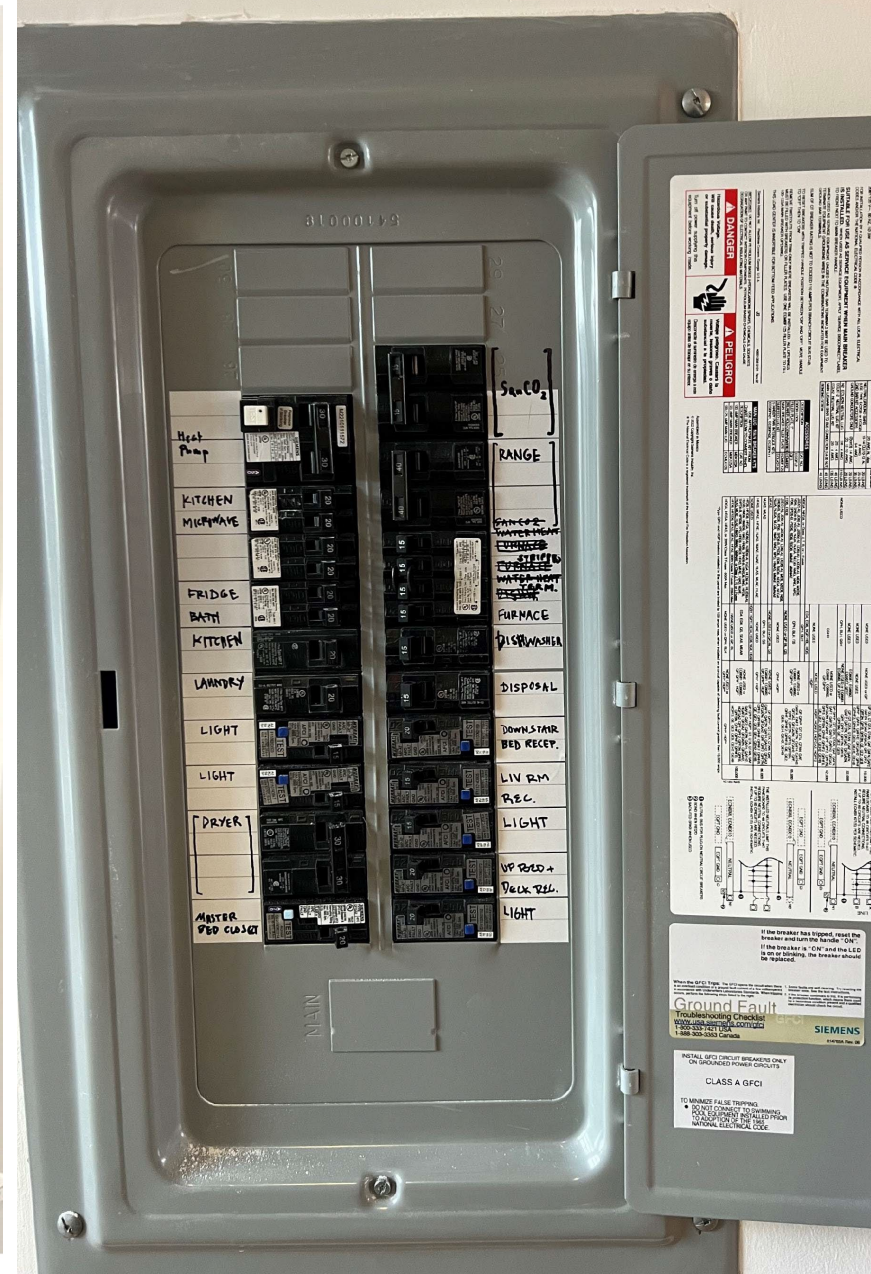


Old panel



Furnace in attic utility space

Laundry Closet off Kitchen





Before



SanCO2 installed



SanCO2 and Mitsubishi

Obstacles

- Wall-mounted heat pump water heater triggers added code protections, as well as increases noise transmission
- Installation of tank via access door 9' in the air
- Installation of a machine someone else bought
 - Warranty issues
 - Lost parts
- Challenging building geometry with high level of finish
- Ultra-quiet heat pumps ensure no neighbor nor co-owner complaints.
- All of these increased cost, but did not impede successful completion



Project #1: Condo



Project #2: TIC



Kitchen

- 2 bedroom / 1 bath
- Lot-line construction
- 900 ft²
- One unit in a 6-unit TIC building
- 2nd (middle) floor over basement without parking
- Owner-Occupied
- Existing HOA Solar

Back stair with water heater closet



Existing electrical service



Wiring not torqued



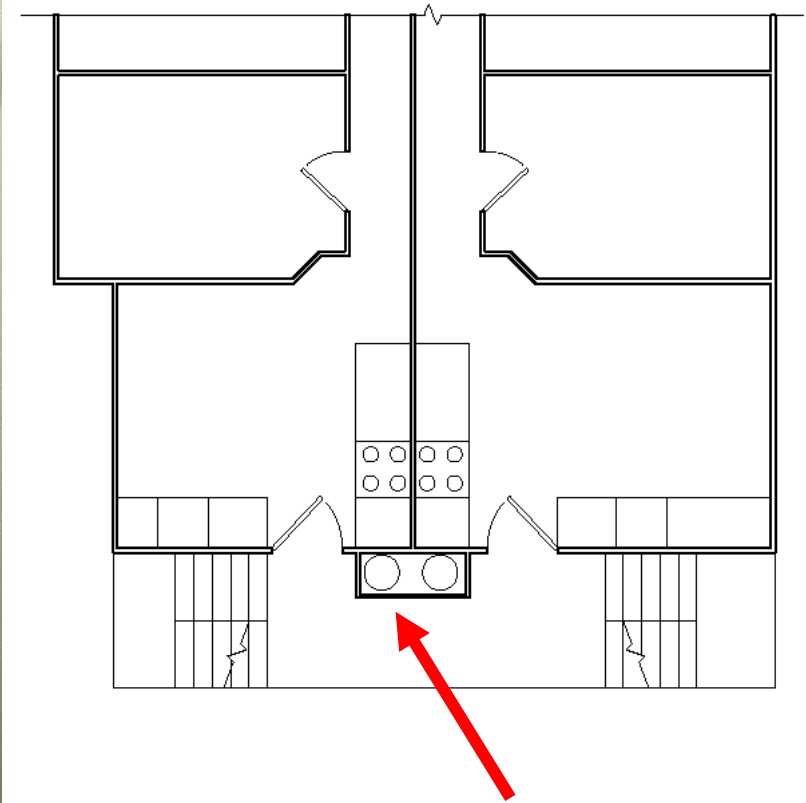
Full subpanel in unit



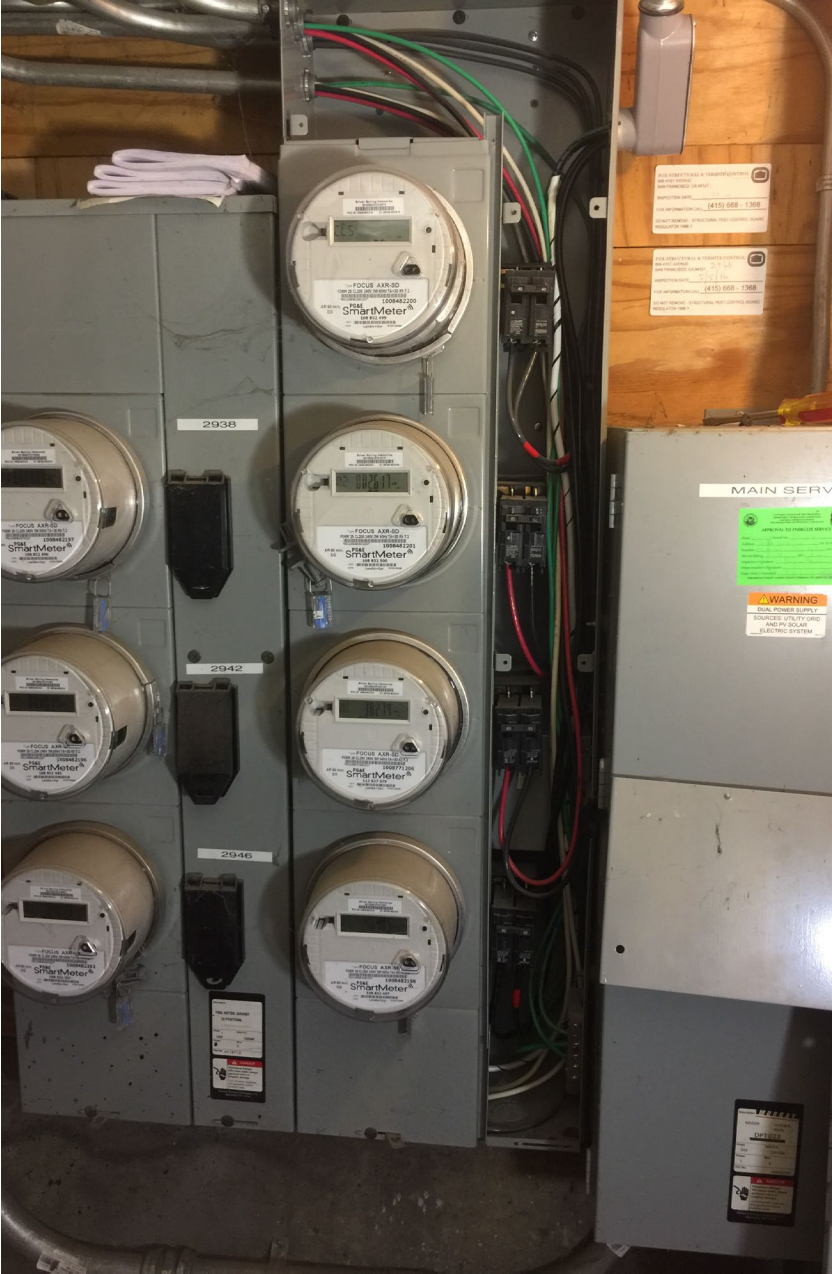
Landing water heater closet



Gas water heater

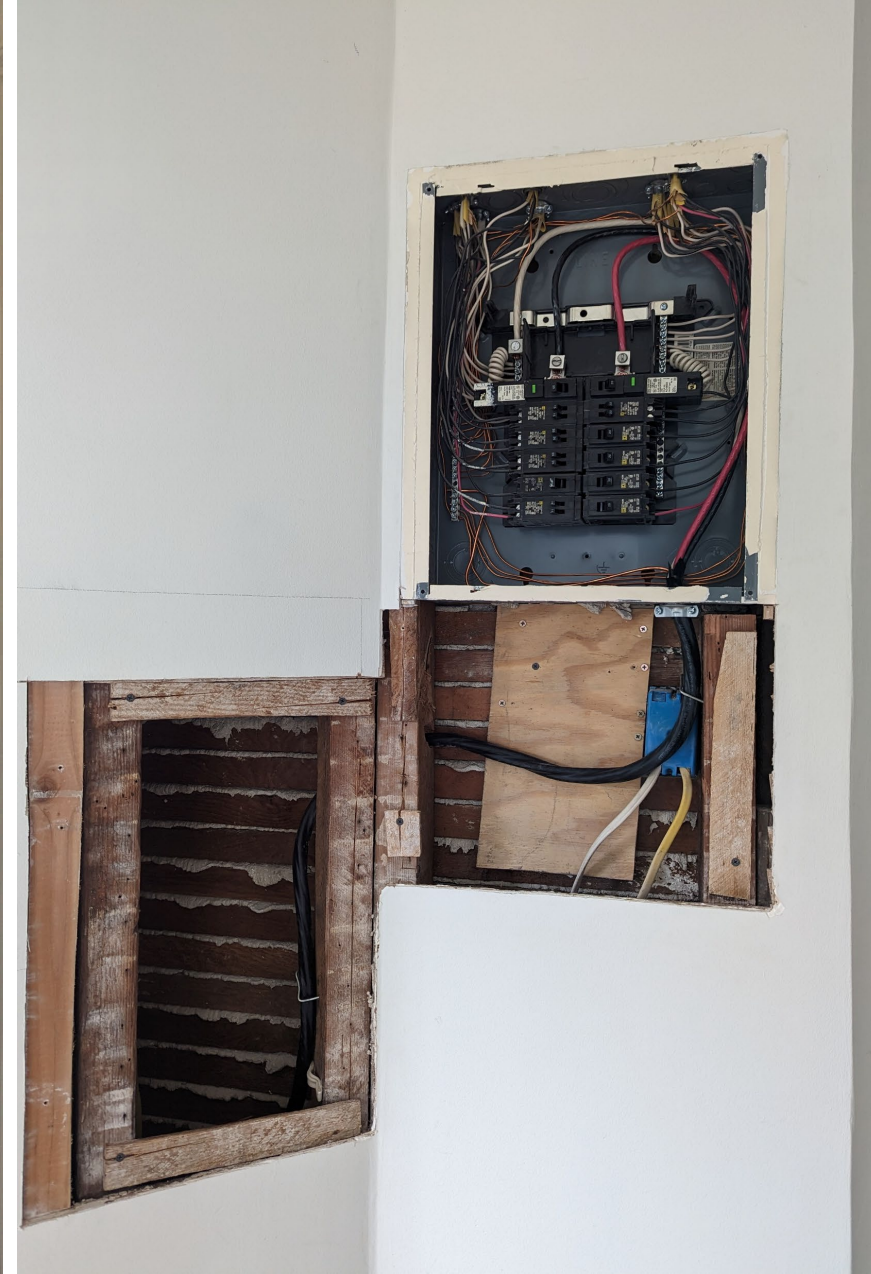


Lightwell



Existing electric service







Water heater closet on landing

Obstacles

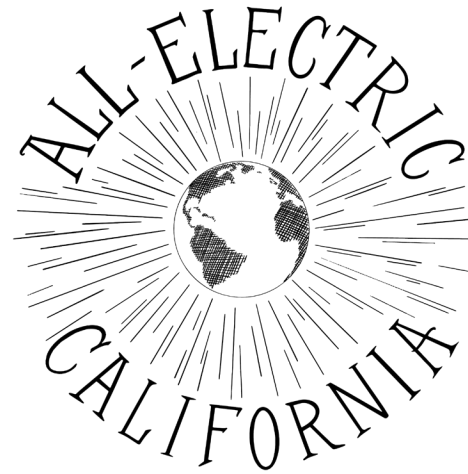
- Multiple owners not interested in electrification
 - Unpermitted and not-to-code work existing in buildings
 - Middle unit
 - No deeded outdoor spaces
 - Undersized electrical service
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- No mechanism to compel other owners to allow electrification



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Project #2: TIC



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