Solar on Multifamily Affordable Housing (SOMAH) Program

Whole-Building Audit
Requirements Checklist

- Preliminary energy use analysis*
  - Summary of existing electricity use, by common area (aggregated or by meter) and by apartments (aggregated)*
  - Aggregated electricity usage may be provided by SOMAH at time of PowerClerk application
  - Summary of natural gas or propane use (common areas/central systems and aggregated apartments)
  - ENERGY STAR® score, energy use intensity (EUI) or other related information provided by Portfolio Manager, in particular, for properties with benchmarking disclosure requirements (AB 802 or local jurisdiction)

- Summarize utility data*
  - Discuss any irregularities in monthly use pattern with suggestions of possible causes and areas of recommended focus for energy consumption reductions*

- Summary of any special problems or needs identified during the walkthrough, for example, possible revisions to operations and maintenance procedures, if applicable*

- Summary of on-site walkthrough of all common areas, central systems and exteriors and a sampling of apartments (see Table 1 below), including identifying:*  
  - Existing conditions including equipment types, efficiencies and locations
  - Low- or no-cost upgrade opportunities identified in all areas, where present
  - Other reasonable potential energy upgrade capital improvements

- Identify available incentive programs that the property may utilize for the identified energy upgrade opportunities

- Identify greenhouse gas reduction opportunities such as electrification of natural gas or propane equipment and EV charging, either of which could be partially or completely offset by solar PV

- Identify opportunities for owner and tenants to best optimize time-of-use utility rates

- Summary site photos in report or appendix, including:*  
  - Building exteriors  
  - Existing central heating, cooling, water heating equipment
  - Existing pool heating and pumping equipment
  - Common area and exterior lighting
  - Sampling of existing in-unit lighting and heating, cooling and water heating equipment

* Required
Table 1 Apartment Sampling Guidelines

<table>
<thead>
<tr>
<th>Total Number of Apartments at Property</th>
<th>Minimum Number of Apartments to Sample in Walkthrough</th>
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<tbody>
<tr>
<td>2-9</td>
<td>2</td>
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<tr>
<td>10-19</td>
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<td>100-149</td>
<td>8</td>
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<tr>
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<td>&gt;200</td>
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