



Residential Program Requirements (5+ units) Rebates

Qualifying projects must meet the following to be eligible for a rebate:

- Tacoma Power General Program Requirements (outlined below)
- Equipment and materials must be installed to program specifications

Conditions:

- Tacoma Power reserves the right to withdraw, modify or terminate this program at any time, without notice.
- Program requirements, product specifications and incentives are subject to change without notice.
- Tacoma Power does not endorse any particular contractor, retailer, manufacturer or product.

GENERAL PROGRAM REQUIREMENTS

1. PROPERTY MUST:

- Be a multifamily building with 5+ units. Requirements for multifamily properties with two to four units are available in the [Residential Program Requirements \(up to 4 units\)](#)
- Be served by Tacoma Power
- Have electric as primary source of existing heat (except for lighting)

2. PROPERTY OWNER MUST (all of the following):

- Accept program Terms & Conditions by signing and submitting the Rental Property application (5+ units)
- Submit all required documents
- Receive pre-approval from Tacoma Power for all projects prior to any product purchase or installation.
- Agree that property owners of dwellings with 5+ units may be required to sign a Multifamily Incentive Agreement

3. TACOMA POWER MAY:

- Conduct a comprehensive property pre-assessment and inspection

ADDITIONAL REQUIREMENTS FOR SPECIFIC UPGRADES

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Quick Reference

Below are links to important sites referenced in this document, along with a link to a glossary of key terms.

Important links:

- [BPA Qualified Product List - Smart Thermostats](#)
- [Tacoma Power Rebate Forms & Information](#)
- [Glossary of Terms](#)

LIGHTING (5+ units)

Requirements	<p>Requirements:</p> <ul style="list-style-type: none"> - Project must meet the General Program Requirements listed on page 1 - 5+ units per building.
Additional requirements for TENANT CONTROLLED Interior & Exterior	<p>Requirements:</p> <ul style="list-style-type: none"> - Existing fixtures and bulbs must be incandescent - Contractor must submit a lighting survey and product specifications (cut sheets) to Tacoma Power for approval before purchase and installation - LED bulbs must be on the ENERGY STAR approved products list - Invoice that meets Tacoma Power’s Residential Customer Invoice Requirements
Additional requirements for COMMON AREA	<p>Requirements:</p> <ul style="list-style-type: none"> - Replacement fixtures must be LEDs with photocell controls (where applicable) - LED lamps and fixtures must be listed on one of the approved lists (Design Lighting Consortium or Energy Star) - Contractor must submit a lighting plan and product specifications (cut sheets) to Tacoma Power for approval prior to purchase and installation <p>Required Documentation:</p> <ul style="list-style-type: none"> - Contractor bid form - Completed Bright Rebates Calculator with qualifying replacements - Lighting Plan - Product specifications (cut sheets) - Invoice that meets Tacoma Power’s Residential Customer Invoice Requirements
Additional requirements for DIY REBATES	<p>Requirements:</p> <ul style="list-style-type: none"> - Rebate applies to material costs only, not labor - Rebate amount cannot exceed the total cost of materials - Copies of receipts or invoices must be submitted

WEATHERIZATION (WINDOWS & INSULATION) (5+ units)

Requirements	<p>INELIGIBLE:</p> <ul style="list-style-type: none"> - New construction - Homes undergoing major remodel are not eligible for insulation when building code requires it be added - If Tacoma Power paid for insulation in the past, not eligible to reinsulate the same area(s)
	<p>Requirements:</p> <ul style="list-style-type: none"> - Project must meet the General Program Requirements listed on page 1 - Primary source of heat must be electric - Project must meet Tacoma Power’s Weatherization Program Specifications
	<p>Required documentation:</p> <ul style="list-style-type: none"> - Tacoma Power bid form, signed by property owner: <ul style="list-style-type: none"> o Insulation o Window - Invoice that meets Tacoma Power’s Residential Customer Invoice Requirements - Copy of window permit (required in most jurisdictions) and window stickers or packing slip stating U-values - Insulation certificate identifying type, R-values and square footage - Knob & Tube (K&T) Wiring Inspection Report completed and signed by a certified electrician (if applicable)
<p>Additional Requirements for DIY REBATES</p>	<ul style="list-style-type: none"> - Rebate amount cannot exceed the total cost of materials - Rebate applies to material costs only, not labor

SMART THERMOSTAT (5+ units)

Requirements	<p>INELIGIBLE:</p> <ul style="list-style-type: none"> - Thermostats that control cooling-only systems or dual fuel heating systems (gas furnace with electric heat pump)
	<p>Limitations:</p> <ul style="list-style-type: none"> - One Smart Thermostat per heating system (maximum of 2 per unit)
	<p>Requirements:</p> <ul style="list-style-type: none"> - Project must meet Tacoma Power's Smart Thermostat Specifications - The home's heating system must be either an existing electric forced air furnace or a central heat pump - Thermostat must be listed on BPA's Smart Thermostat Qualified Products list - Smart Thermostat must include the following features: <ul style="list-style-type: none"> o 7-day programmable or learning-based scheduling o Wi-Fi enabled with remote access o Occupancy detection o For heat pumps: auxiliary heat control/optimization
	<p>Required documentation:</p> <ul style="list-style-type: none"> - Completed Smart Thermostat Application - Invoice/receipt showing purchase date, manufacturer, model number
<p>Additional Requirements for DIY Rebates</p>	<ul style="list-style-type: none"> - Rebate amount cannot exceed the total cost of materials - Rebate applies to material costs only, not labor

LINE VOLTAGE THERMOSTAT (up to 4 units)

Requirements	<p>INELIGIBLE: -Homes that are heating with a central heating system</p>
	<p>Requirements:</p> <ul style="list-style-type: none"> - Thermostats must replace existing bi-metal line voltage thermostats on a one for one basis - Project must meet Tacoma Power’s Thermostat Specifications - The Home’s heating system must be electric baseboard, wall heat. - Thermostat must meet Tacoma Power Specifications: <ul style="list-style-type: none"> o Programmable o Digital Display o Have a thermistor temperature sensing element that is accurate to within 1.5 degrees or better o Be UL- or CSA-listed for use with their application
	<p>Required Documentation:</p> <ul style="list-style-type: none"> - Completed Tacoma Power Thermostat Application - Invoice/receipt showing purchase date, manufacturer, model number
<p>Additional Requirements for DIY Rebates</p>	<ul style="list-style-type: none"> - Rebate amount cannot exceed the total cost of materials - Rebate applies to material costs only, not labor