



DISCOVER DEEP SAVINGS: EIGHT REWARDING ENERGY EFFICIENCY STRATEGIES FOR MULTI-FAMILY BUILDING OWNERS AND MANAGERS.

Apartment building owners and community property managers can take advantage of effective ways to drive greater energy efficiency efforts while saving energy and money. These energy tips can help multi-family building managers focus on priority areas that can make a difference.

HOW TO BEGIN YOUR ENERGY EFFICIENCY JOURNEY

A free building energy audit is a great starting point. The audit will provide a thorough report of findings and recommendations on ways to improve your building's energy efficiency. With the economics facing multi-family building managers, a closer examination of deeper savings opportunities is showing more promise — yet there are challenges.

INTERNAL RESISTANCE CAN HAPPEN WITH MORE DETAILED PROJECTS

A common hurdle for energy efficiency projects is that they can seem too complicated or not worth the effort. There might even be concerns about the reliability of new components or systems. Plus, with current labor shortages, most building managers can't afford to lose maintenance personnel to take on new, unfamiliar equipment or tasks.

The good news: Often, energy efficiency projects are simpler and more reliable than they seem. They also allow owners and managers to save on operating costs and address maintenance personnel concerns all at once. Here are several deep savings tactics to consider:

MULTI-FAMILY BUILDING EFFICIENCY PROGRAM

Multi-Family Building Efficiency program participants receive a free energy audit to identify energy efficiency opportunities and information about free energy efficiency equipment that may be available for their building. For energy upgrades, you can receive 30% bonuses to rebates earned for energy upgrades — and up to 200% for income-qualified buildings (up to the cost of the equipment).

If you are a contractor, you may qualify for trade incentives from either CenterPoint Energy or Xcel Energy. Inquire with the building's utility.



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Upgrade to high-efficiency LED lighting fixtures, which provide superior lighting quality, last longer, and are more energy-efficient than traditional incandescent and fluorescent lighting.

Smart thermostats can reduce energy consumption by offering intuitive scheduling options, automated temperature settings, and other on-demand energy-saving features.

These smart devices can also provide detailed usage data and customizable settings that can optimize energy usage. Plus, they can help increase comfort by providing more consistent temperatures which can improve tenant satisfaction.

Smart sensors can detect occupancy and adjust lighting and climate control settings, accordingly, ensuring that any energy waste is minimized.

Also consider daylight harvesting systems that use sensors to automatically adjust the amount of light being used during the day. This can help reduce energy consumption and leverage natural lighting in the building.

Useful Tip: Use a reputable contractor to install these sensors. Also, have the contractor train your staff on operations and upkeep. Press them to provide an annual training update to keep knowledge current or for new staff.

New water heater technology is providing greater energy efficiencies. Condensing models capture more heat from the gas they burn, heat pump models put extra heat in the air in your mechanical room to work, and on-demand models produce hot water only when needed. Hot water recirculation systems can also be optimized to run intelligently, providing hot water on demand and reducing water waste.

Boiler tune-ups typically include inspecting and cleaning the boiler, checking the safety systems, adjusting the burner, testing the gas flue, and replacing worn parts. Other tasks may include checking the pressure relief valve and testing the water level.

Any increased efficiency of the boiler system should result in reduced energy consumption and increased safety. Also, boiler tune ups help minimize the risk of breakdowns and on-the-spot repairs which are costly.

Electronically Commutated Motors (ECMs) ECMs are speed-controlled pumps that automatically adjust their output to changing demand. This is a newer high-efficiency technology that has grown in popularity for boiler applications because it can provide substantial energy savings. Larger pumps can be paired with variable frequency drives (VFDs) to accomplish the same result.

Boiler stack dampers help retain heat during your boiler off cycles and prevent rainwater from entering your system. Stack dampers can also improve efficiency and save on operating costs.



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