

IT'S EASIER THAN YOU THINK TO IMPROVE YOUR ENERGY STAR® SCORE

The simple choice for energy efficiency.



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You've Benchmarked, Now What?

Have you benchmarked your multifamily building with ENERGY STAR® Portfolio Manager but not yet received a score of 75 to earn the ENERGY STAR? If so, you may be wondering what the value of achieving the certification is for your building. The answer comes down to cost savings and market recognition.

Helping your building take the leap from an ENERGY STAR score of 50 to 75 requires an approximate 15% reduction in energy consumption, leading to an estimated 15% reduction in energy costs for your building and a better bottom line for your budget. However, performance numbers can vary by individual building - be sure to reference the Goals tab of your ENERGY STAR Portfolio Manager account to find performance and savings estimates specific to your property. Additionally, a growing number of residents look to certifications like ENERGY STAR as a way to inform their choice to live in an environmentally-friendly apartment. Armed with an ENERGY STAR certification, your building will have the ability to improve resident attraction and

Top Reasons to Earn the ENERGY STAR for Your Multifamily Property:

- More than 85% of Americans recognize the ENERGY STAR brand.
- Certified buildings have lower utility bills.
- Certified buildings have the ability to attract and retain residents through market recognition.

retention through market recognition as a top energy performer.

This fact sheet illustrates the energy performance required for a multifamily community to improve from a score of 50 to 75 in order to obtain the ENERGY STAR. It also shows you how to set a target through the ENERGY STAR Portfolio Manager Goals tab and highlights best practice energy reduction strategies that you can implement to help your own property improve its ENERGY STAR score.

The Numbers – Taking the Leap from a Score of 50 to 75

Let's take a look at the reduction in energy consumption needed to increase a property's ENERGY STAR score from 50 to 75. To illustrate this transition, a sample multifamily community was created in Portfolio Manager to show the before and after results of an energy efficiency upgrade yielding a 15% reduction in energy use.

When the sample community implemented energy efficiency upgrades to reduce its base building energy use by 15%, it increased its ENERGY STAR score from 50 to 75 and saved over \$26,000 in annual energy costs. As a result, this community is now eligible for ENERGY STAR certification, signifying to current and potential residents that its energy performance is among the top 25% of properties in the country.

HOW THIS WAS CALCULATED

Building Location: New Jersey
Building Size: 100,000 square feet
Building Type: Mid-rise, 120 units
Electricity Cost: \$0.14 per kWh
Natural Gas Cost: \$0.8 per therm
Electricity to Natural Gas Ratio: 80:20



50	ENERGY STAR SCORE	75
1,123,877 kWh	ANNUAL ELECTRICITY CONSUMPTION	944,056 kWh
9,587 therms	ANNUAL NATURAL GAS CONSUMPTION	8,053 therms
\$165,012	ANNUAL ENERGY SPEND	\$138,610



Create Your Own ENERGY STAR Target

Interested in helping your building take the leap to an ENERGY STAR score of 75? Click on the Goals tab of your ENERGY STAR Portfolio Manager account to identify the energy use reductions required for your building to increase its ENERGY STAR score.

A Hands-on Approach to Reducing Your Building's Energy Use

The following low-cost energy efficiency strategies are best practices that can be implemented in common areas and resident units to achieve the desired energy use reductions at your property and improve your ENERGY STAR score, with a payback period of two years or less..

HVAC

- **Install programmable thermostats:** Install programmable thermostats in common areas and resident units that facilitate precise control of HVAC temperature setpoints based on weekday and weekend occupancy schedules. Provide your maintenance staff and residents with guidance on how to efficiently program the thermostats. Include information in your guidance about recommended temperature set points and programming temperature setbacks at night and when units are unoccupied.
- **Clean HVAC cooling coils:** Clean the cooling coils, drain pans, and interior surfaces of HVAC equipment that conditions the common areas and resident units as part of your preventive maintenance program. Accumulation of dust and debris on the coils reduces heat transfer efficiency and increases HVAC energy costs.
- **Seal the building envelope:** Seal openings in the building envelope that allow conditioned air to escape and thereby increase HVAC energy costs. Install isolation dampers on outside air fans and exhaust fans that seal tightly when the fans are turned off, install door sweeps and weatherstripping, and repair or replace broken or missing gaskets around windows.

LIGHTING

- **Retrofit lighting:** Retrofit existing lighting including incandescent, fluorescent, and halogen lamps with LED lamps. Not only do LED lamps reduce the amount of energy required to operate lights, but they also have longer lifespans, which reduce the amount of time maintenance technicians dedicate to replacing burned out lamps.
- **Reduce interior lighting operations:** Install motion sensors in your common areas, mechanical rooms, and stairwells to reduce lighting operations during periods of low activity.
- **Reduce exterior lighting operations:** Install photosensors and astronomical timeclocks to reduce lighting operations when adequate natural light is available.

APPLIANCES

- **Purchase ENERGY STAR certified appliances:** When resident units turn over or appliances fail, purchase and install energy efficient ENERGY STAR certified appliances such as:
 - Clothes washers and dryers
 - Dishwashers
 - Heat pumps
 - Lighting
 - Programmable thermostats
 - Refrigerators
 - Water heaters

You can learn more about ENERGY STAR for multifamily properties here: [\[placeholder for MF site address\]](#)