

Energy-saving tips for apartment owners and managers

As a building owner or manager, energy accounts for a large and growing part of your monthly expenses. But there's good news! Focus on Energy's Apartment & Condo Efficiency Services can show you how to save money on your energy bills while improving tenant comfort and satisfaction.

10 energy-saving tips for apartments and condos

Make a difference right away with the low-cost tips below!

1. Upgrade lighting systems.



Replace standard incandescent lightbulbs with ENERGY STAR® qualified compact fluorescent lightbulbs (CFLs). In common areas, replace older T12 fluorescent lamps with high-performance T8 lighting. Install occupancy sensors to control common area lighting. Install LED exit signs. Replacing an incandescent exit sign with a new LED sign saves \$40 per year and the bulb has an expected life of 25 years.

2. Maintain heating and cooling equipment annually.

Schedule regular maintenance of boilers, water heaters, rooftop furnaces and chillers. Ask about service buy down incentives from Focus on Energy for boilers, chiller tune-ups and steam trap repairs.

3. Install ventilation controls.

Install controls for ventilation equipment in bathrooms, common areas and parking garages to minimize run time. Controls will adjust ventilation make-up air units to efficiently replace conditioned air to meet building code requirements.

4. Insulate boiler pipes.

Properly insulating boiler and domestic hot water distribution or recirculation lines saves roughly one therm per linear foot, per year.



5. Choose ENERGY STAR qualified equipment and appliances.

Save energy and money with energy-efficient electronics, refrigerators, freezers, dishwashers, clothes washers, dehumidifiers, ventilation fans and more. Appliances that have earned the ENERGY STAR rating use up to 50 percent less energy than standard models.

6. Turn down thermostats on domestic water heaters.

Lower the temperature setting on your water heater to 120°F to save energy. With every 10°F reduction in water temperature, you can save three percent to five percent in water-heating costs. Wisconsin's landlord-tenant law requires temperatures to be no higher than 125°F at the tap.

7. Change to natural gas.

Convert water heaters, dryers, booster heaters and space heaters to natural gas models, which cost less to operate than comparable electric units.

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8. Install indoor/outdoor reset controls.

Indoor/outdoor reset controls regulate boiler run times by adjusting the water temperature to the outdoor temperature.

9. Seal air leaks and add insulation.

Insulate attics, walls and box sills to prevent air infiltration, heat loss and ice damming on roofs: air sealing and insulation also helps reduce smoke and odor movement between units.

10. Install water-saving showerheads and faucet aerators. Let us help!

Water-saving showerheads and faucet aerators typically reduce your water usage by 30 percent and your energy to heat the water by 30 percent to 40 percent. The Apartment & Condo Efficiency Services Program offers no-cost lighting and water-saving installations! Call Focus on Energy to request information on installing 1.5-gallon-per-minute pulsating/massage showerheads, 1.5-gallon-per-minute aerators and up to eight CFLs per unit.

Ask for a no-cost energy evaluation

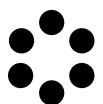
Find out all the ways you can save energy and money with a no-cost energy evaluation from Focus on Energy. A qualified Energy Advisor will visit your site and examine your building's systems, equipment and energy and water usage to find the best ways for you to control costs. Afterward, you'll receive information on financial incentives for recommended improvements to help you save money on energy-efficient changes.

Call Focus on Energy today

Apartment & Condo Efficiency Services helps owners and developers of apartment and condominium buildings make smart energy decisions that reduce operating and maintenance costs as well as improve tenant comfort and satisfaction. Find out what Focus on Energy can do for you—call **800-762-7077** or visit **focusonenergy.com/multifamily** today!

MGE partners with Focus on Energy to bring energy-saving resources and incentives to our customers.

The information in this fact sheet was provided by Focus on Energy.



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Partnering with Wisconsin utilities

Focus on Energy works with eligible Wisconsin residents and businesses to install cost-effective energy efficiency and renewable energy projects. Focus information, resources, and financial incentives help to implement projects that otherwise would not be completed, or to complete projects sooner than scheduled. Its efforts help Wisconsin residents and businesses manage rising energy costs, promote in-state economic development, protect our environment, and control the state's growing demand for electricity and natural gas. For more information, call **800-762-7077** or visit **focusonenergy.com**.