

energy-saving checklist

a guide for rental property owners



taking responsibility

As an individual, your efficient use of energy brings benefits such as lower bills, improved comfort levels in your home and a reduced personal impact on the environment.

Acting together, our individual choices add up—for the benefit of our community, our environment and our energy future. That's the power of working together.

As your community energy company, we are committed to sharing our experience and energy expertise. You can always contact us for:

- Answers to your energy questions.
- Energy efficiency information and advice.
- Help in evaluating energy-saving options.
- Assistance in finding energy-efficient products.

Put our experience to work for you

Every year we work with rental property owners and developers to improve the energy efficiency of their facilities. From the basement to the rooftop, the recommendations we make are based on building and energy science and analysis. This booklet collects those recommendations in a checklist format that's easy for you to apply as you work to save energy and money in every corner of your rental property. For more information or advice, visit *mge.com* or call us at 252-7117.

Table of contents

Standards for your rental property

Insulation	2
Drafts and air leaks.....	3
Products with ENERGY STAR® ratings.....	4-5
Product features that save energy and money.....	5-7
Resources.....	8

Save energy and money

MGE's "Energy-Saving" services include:

- Trained MGE representatives ready to answer questions
- Electronic or hard copy brochures on specific energy topics
- MGE website: *mge.com*
- Vacancy reports
- Multifamily cost and energy comparison
- Bill analysis
- Training
- New construction or renovation consulting
- Project financing
- Technology assessment

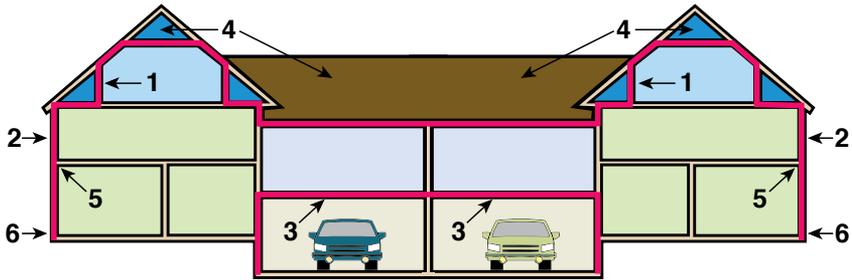
Standards for your rental property

Every property is unique. Some of these recommendations may have been implemented. Others may still need to be done. Some may be impractical until a major renovation is undertaken. Use the checklist as a starting point. If you have questions, call MGE at 252-4725.

Insulation	Insulate to this minimum level*
Attic	<input type="checkbox"/> R-40 to R-50
Basement walls (with living space)	<input type="checkbox"/> R-10
Garage ceiling (under living space)	<input type="checkbox"/> R-19
Crawl space floor	<input type="checkbox"/> Moisture barrier
Crawl space walls	<input type="checkbox"/> R-10
Knee walls	<input type="checkbox"/> R-19 or higher
Sidewall cavities	<input type="checkbox"/> R-13 or higher
Sill box	<input type="checkbox"/> R-19
Entry doors	<input type="checkbox"/> Insulated with storm door

*Levels shown are for existing buildings. For new buildings, call MGE.

Quick tip: Before you insulate, consider testing for air leaks. Blower door testing locates hidden leaks and potential appliance venting problems.



- | | |
|-----------------------------|-------------------------------|
| 1 Knee wall insulation | 4 Attic or ceiling insulation |
| 2 Sidewall insulation | 5 Sill box insulation |
| 3 Garage ceiling insulation | 6 Basement wall insulation |

Drafts and air leaks

Take these steps

Seal attic air leaks

- Blower door test performed by specially trained technician to identify large air leaks

- Seal around penetrations into attic: access, chimney, pipes, electrical conduits

Reduce drafts inside

- Seal around top of basement wall (sill plate) where concrete meets wood
- Seal around interior trim and other detected air leaks
- Use air conditioner covers if applicable

Quick tip: Install about 2" of spray foam, then R-19 faced fiberglass batts in sill boxes.



ENERGY STAR® labeled products use less energy than other products. They reduce your energy costs and help to protect the environment. We're an ENERGY STAR partner. Learn more about qualifying products at energystar.gov or call MGE at 252-7117.

Products with ENERGY STAR ratings

Look for the ENERGY STAR label

Appliances

- Dehumidifiers
- Dishwashers
- Refrigerators and freezers
- Clothes washers

Consumer electronics

- Audio equipment
- Cable, satellite and Internet access equipment
- Cordless phones
- DVD and VCR equipment
- Televisions

Domestic water heating

- Gas condensing and noncondensing water heaters

Heating and cooling

- Air conditioners (central and room)

Quick tip: For large basements use a high-capacity ENERGY STAR dehumidifier to remove as much water as two standard units for half the operating cost.

Heating and cooling
(continued)

- Boilers (hot water and steam systems require AFUE of 85% or greater)
- Ceiling fans
- Furnaces (requires AFUE of 95% or greater)
- Programmable thermostats
- Heat pumps

Home office equipment

- Computers
- Copiers
- Fax machines
- Monitors
- Printers
- Scanners

Lighting

- CFL and LED bulbs
- Indoor lighting and lamps
- Outdoor lighting

Windows

- Windows, doors and skylights (requires .35 or lower NFRC U-factor rating)

Ventilation

- Ventilating fans for kitchens and bathrooms

Product features that save energy and money

Appliances

Look for

Dryer

- Natural gas
- Moisture sensor

Range

- Self-cleaning
- Natural gas

Cooling

Look for

Fans

- Whole house fan (a low-cost alternative to air-conditioning)

Heating

Look for

Furnace ducts

Sealed seams. In unheated areas, R-11 insulated ducts

Controls for hot water boilers

Indoor/outdoor temperature reset

Insulation for hot water or steam pipes

R-2 to R-5 insulation

Lighting

Take these steps

Inside

ENERGY STAR compact fluorescent bulbs

ENERGY STAR fluorescent fixtures

Replace halogen torchieres with ENERGY STAR torchieres

Use occupancy sensors where appropriate

Convert exit lights to LED

Airtight, insulation contact rated, recessed fixtures

Outside

ENERGY STAR LED or compact fluorescent bulbs and fixtures rated for cold temperatures

Photo-eye controls (dusk to dawn)

Motion sensors for high efficiency linear fluorescent fixtures in parking garages

Water heating

Look for

Natural gas (chimney vent and side vent)

.67 minimum energy factor

Pipe insulation

R-2 on at least first five feet of pipe from water heater

Low-flow faucet aerator

1.5 gallons or less per minute

Water-saving showerhead

2.5 gallons or less per minute

Windows

Look for

Existing

Double-pane or single-pane primary plus storm window

Minimal leakage with blower door test

Replacement/new

ENERGY STAR label

Ventilation

Look for

Heat or energy recovery ventilation system

Installer should balance supply and exhaust during installation

Attic vents

Balance the venting: half should be low, in the eaves; half high, near the peak

Quick tip: Wash clothes in cold water and save about \$50 per year.

Resources

Focus on Energy

www.focusonenergy.com

866-486-0832



focus on energysm

Partnering with Wisconsin utilities

The Multifamily Energy Savings Program specializes in energy efficiency opportunities for multifamily properties with four or more dwelling units.

- **Free Building Energy Assessments** that examine overall building performance, including heating and cooling systems, domestic water heating, building envelope, lighting in common areas, individual living units and more.
- **Free Direct Installation** of water-saving showerheads and faucet aerators, pipe insulation and compact fluorescent lightbulbs (CFLs). That's hundreds of dollars in energy-saving products, absolutely free.
- **Optional Calculations of Projected Energy Savings** that show you potential ROI of efficiency projects. A small fee is charged for this optional report and is reimbursed to you once your projects are complete.
- **Prescriptive Incentives** for specific measures that are one-for-one replacements or substitutions for specific equipment.
- **Incentives for Custom Projects** that are specific to your building's needs and your savings goals.
- **Benchmarking Incentives** on top of your custom incentives. Simply track your savings for 12 months. If they exceed your project savings, you can receive up to \$100/peak kW additional energy saved.

listening. learning.

MGE takes responsibility to provide information and education to serve our customers and stakeholders. We educate customers today to help inform their decision making. We educate tomorrow's stakeholders so they can help plan our energy future.

Make the switch from electric to gas dryers. They cost two-thirds less to operate. And if we all make the switch, we can save more than 60 million pounds of coal per year.

Working together we can make a difference.

Contact us for information about:

- Heating/Air-conditioning.
- Insulating/Weatherizing.
- Lighting.
- Windows/Doors.
- Appliances.
- Water heating.

Get more home energy information at:

- mge.com/home.
- Home Energy Line 608-252-7117.
- 800-245-1125.

Questions about billing? Call:

- 608-252-7222.
- 800-245-1125.

 printed on recycled paper



your community energy company