

# Energy

*Reducing electricity, gas and maintenance costs, improving the building value, and increasing resident comfort by making energy efficiency retrofits, engaging residents, and training staff. Reinvesting energy savings into building upgrades and tenant initiatives.*

## Participants

- Monitor your energy usage and spending monthly

## Performers

- Have an energy audit or assessment (within the past 3 years)
- Engage and train staff on energy conservation
- Engage with residents about energy conservation
- Switch to high efficiency lighting in common areas, units, the garage, and outside
- Use motion sensors with your high-efficiency lighting in the garage (and other common areas)
- Install or upgrade controls on motors, pumps and HVAC equipment to reduce energy consumption
  - *This may include a range of opportunities such as VFDs on make-up air units, VFDs on cold water booster pumps and main circulation pumps, controls on boiler pumps, CO sensors on garage exhaust fans, snow sensors on heated parking garage ramps, electric baseboard heating controls, primary/secondary piping to reduce boiler supply temperatures, and more.*
- Perform in the top 25% of the Tower Renewal benchmark for annual energy consumption

## Leaders

- Keep improving energy efficiency to get into the top 10% of the energy benchmark
- Install and use a formal Building Automation System
  - *A Building Automation System integrates your building controls, lighting and HVAC equipment into a centralized, digital interface, that allows for real-time monitoring, targeting and continuous improvement from your office or computer, and may result in 5-15% savings from reduced utility costs.*
- Track your building's greenhouse gas (GHG) emissions and set emissions reductions targets
- Provide a portion of your building's energy through renewable or on-site generation
- Have and use a savings redistribution plan to re-invest energy savings into other building and community projects (and use resident input to help direct this re-investment)