

ENERGY



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Heating

Don't let your money go up in smoke – save heating energy with these tips

Intent



Learn how to select the proper heating equipment for your building by balancing cost with efficiency.

Information & Tips

An Energy Star® rated boiler or a model that is 90%+ efficient uses about 6% less energy than a standard boiler. Check out these models. http://bit.ly/EnergyStar_Boilers

Be sure to choose correctly sized equipment for your building. An oversized boiler will waste money, and an undersized one will suffer under the strain of overuse. Make sure your boiler(s) are rated for the number of building occupants you have.

<http://www.nyc.gov/html/hpd/downloads/pdf/winter-energy-saving-tips.pdf>

Is your building insulated properly? An insulation contractor using an infrared gun can determine if there are walls or stud bays that are not insulated and should be filled. Go to the Pratt Center's Multifamily Housing Energy Efficiency website to learn more: <http://prattcenter.net/multifamily-housing-energy-efficiency>

To learn more, visit: www.nycgreenhouse.org

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Heating

Maintaining heating systems in your building

Intent



Heating systems include radiators in apartments, valves and pipes. All of these should be checked before the onset of heating season.

Information & Tips

Inspect and remove any blocks or obstructions to ensure that your residents' radiators and vents are working properly.

<http://www.nyc.gov/html/hpd/downloads/pdf/winter-energy-saving-tips.pdf>

Open shut-off valves and make sure radiator air valves are working properly in order to ensure that they are operating efficiently.

Use passive heat conductors to improve heating. Install inexpensive reflectors behind radiators to maximize efficiency.

To learn more, visit: www.nycgreenhouse.org

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Energy Audit

Preparing for an energy audit

Intent



Here are some resources to assist in preparing for an energy audit. Programs to help pay for your audit – NYSERDA, ConEd and National Grid all provide programs to help you reduce your building's energy usage and increase efficiency to lower your energy costs and keep them low.

Information & Tips

Figure out whether your building operates efficiently or if it's an energy hog. Using your energy bill, this downloadable calculator from Pratt Center will help you determine where your building falls: <http://prattcenter.net/energy-efficiency-calculator>

Multi-family building owners, developers, and landlords can get information from New York Energy \$mart^(SM) for how to reduce residential energy expenditures: <http://www.getenergysmart.org/MultiFamilyHomes/NewConstruction/BuildingOwner.aspx>

Prior to an energy audit, be sure to gather all of your energy bills and any other documentation required by your auditor. Also be sure to make a list of any existing problems. The U.S. Department of Energy Home Energy Audit can help: http://www.energysavers.gov/your_home/energy_audits/index.cfm/mytopic=11180

For a listing of qualified energy auditors and other green building specialists in New York City, visit: <http://tasearch.greencommunitiesonline.org/TASearch.aspx>

To learn more, visit: www.nycgreenhouse.org

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Energy Audit

Programs to help pay for your audit

Intent



NYSERDA, ConEd and National Grid all provide programs to help you reduce your buildings energy usage and increase efficiency to lower your energy costs and keep them low.

Information & Tips

Look at ConEdison's guide: Energy Efficiency – Multi-Family Residences Can Save by Upgrading to High-Efficiency Equipment: http://www.coned.com/energyefficiency/residential_multifamily.asp

Property owners can benefit from federal tax credits for energy efficiency improvements on their homes. Visit Federal Tax Credits for Consumer Energy Efficiency: http://bit.ly/EnergyStar_TaxCredits

Use NYSERDA's handy on-line form to request an energy audit – or find out about the free audits your utility provides: <http://www.nyserdera.org/programs/energyAuditForm.asp>

Prior to an energy audit, be sure to gather all of your energy bills and any other documentation required by your auditor.

Tracking energy usage online – log onto your ConEd account. It's easy and you can find information from the past two years. Be prepared with your account information and log on to: <http://www.coned.com/>

To learn more, visit: www.nycgreenhouse.org

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Energy Saving Tips

How to save money by operating your building efficiently

Intent



Reduce the amount of energy wasted in your building and realize a reduction in your energy bills. Maintaining and repairing your property can prevent costly replacement projects.

Information & Tips

Check with your tax preparer for new and renewed rebate and incentive programs.

Service your boiler regularly to keep it running at peak efficiency. Your fuel or gas company can set up an inspection and maintenance plan with you.

Repair broken windows and loose doors to limit heat loss. Make sure your residents' thermostats and/or radiator valves are working properly.

For buildings with 5-75 units, ConEd offers a free audit and free energy-saving devices. There are financial incentives like rebates available for upgrading your HVAC equipment as well. For more information about the program, visit:

http://www.coned.com/energyefficiency/residential_multifamily.asp

For a Do-It-Yourself home energy assessment, the U.S. Department of Energy will get you started: <http://bit.ly/EnergySavers>

To learn more, visit: www.nycgreenhouse.org

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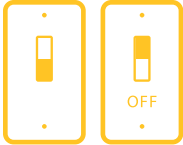


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Energy Saving Tips

How to help your building staff and your tenants conserve electricity

Intent



Reduce the strain on your building's wiring and electrical systems by minimizing the total electricity demand.

Information & Tips

Encourage your tenants to buy Energy Star® rated appliances and electronics. They use 10-50% less energy and water than non-rated appliances. Read more on the appliance section of the U.S. EPA's Energy Star® program: http://bit.ly/EnergyStar_HomeImprovement

You may be eligible to get New York State rebates on Energy Star® appliances. Visit this website to learn about the rebate program: http://www.energysavers.gov/financial/rebates/state_NY.cfm

Educate your residents about all of the great tips offered by GreeNYC by visiting this site: <http://www.nyc.gov/html/greenyc/html/home/home.shtml>

Figure out whether your building operates efficiently or if it's an energy hog. Using your energy bill, this downloadable calculator will help you determine where your building falls. <http://prattcenter.net/energy-efficiency-calculator>

To learn more, visit: www.nycgreenhouse.org

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Energy Star® Appliances

Energy Star® products and appliances save you money

Intent



Energy Star® is a program run by the U.S. Environmental Protection Agency that guides you in selecting the right energy efficient appliances to suit your needs. Learn more here:

<http://www.energystar.gov>

Information & Tips

Energy Star® qualified refrigerators are 20% more energy efficient than the minimum federal standard. That adds up to significant savings for your tenants, and less of a draw on your building's wiring. They may be eligible for a tax credit, too. You can find qualified models here:

http://www.energystar.gov/index.cfm?fuseaction=find_a_product.showProductGroup&pgw_code=RF

Energy Star® rated window air conditioners use about 10% less energy than non-rated A/C room units. In addition to having great features (like timers and temperature control), they can save you \$60 during the machine's lifetime. Look for the yellow label on appliances in the hardware store, or check out different models on the EPA's Energy Star® website:

http://bit.ly/EnergyStar_AC

Use the Energy Star® Guide to Federal Tax Credits to find which products might get you a tax credit or a refund:

http://bit.ly/EnergyStar_TaxCredits

To learn more, visit: www.nycgreenhouse.org

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Common Areas

Reducing energy usage in common areas

Intent



Here are some tips for common areas, such as: lobbies, hallways, laundry rooms and outdoor areas.

Information & Tips

Switching to compact fluorescent light bulbs (CFLs) is the single most cost effective way to reduce your energy use. Switching all bulbs in your home to CFLs will save you up to 25% on your monthly electricity bill.

<http://www.nyc.gov/html/greenyc/html/home/home.shtml>

Bring fresh air into your building: instruct your maintenance staff to leave windows in common areas (like lobbies and stairwells) open when the outside temperature is between 55-75°F.

If the skylights in your stairwell have fallen into disrepair, consider replacing or repairing them. This will provide natural daylight so you can reduce your dependence on electric lighting.

Consider replacing old, drafty windows and doors with Energy Star® rated, efficient ones – they could reduce your energy bill by 15%. Federal energy tax credits are available – check the Energy Star® website: http://www.energystar.gov/index.cfm?fuseaction=find_a_product.showProductGroup&pgw_code=W1

To learn more, visit: www.nycgreenhouse.org

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