

# Multifamily

## CASE STUDY

HELPING MAINE BUSINESSES SAVE MONEY BY SAVING ENERGY



## 20-Unit Windham Apartment Building Gains Energy Savings and Comfort

Efficiency Maine provides education and incentives to help homeowners and businesses upgrade their energy efficiency and realize significant savings in energy use.

In 2012 the Efficiency Maine Multifamily Efficiency Program was introduced to serve buildings with 5-20 units, a market that had not previously qualified for Efficiency Maine incentives.

One of the first projects to receive incentives under the new program is Marcus Woods, a 20-unit apartment complex in Windham. The complex, which is owned by Coastal Affordable Housing, had significant energy inefficiencies, including insufficient attic insulation and no weatherstripping. A study by Energy Audits Unlimited projected source energy savings of 26% through simple, cost-efficient measures. These included adding attic insulation, sealing air leaks and installing high-limit thermostats, ENERGY STAR® refrigerators and low-flow water devices.

“With the Efficiency Maine incentive the owner is saving over \$8,000 a year in energy costs,” says President Mark Coleman of BIOS Environments, project manager for the Marcus Woods efficiency installation and an Efficiency Maine Multifamily Program Partner. “The apartment complex owner paid the cost of about half of the energy reduction measures, and received incentives from Efficiency Maine for the rest, making it a very attractive program to participate in.” He also notes the payback time of just under 7 years.

Bottom line: Coastal Affordable Housing is saving on energy and the residents are warmer and more comfortable than ever.

### Objectives:

- Reduce total energy costs.
- Reduce electricity and fuel usage.
- Reduce building heating maintenance costs.
- Improve resident comfort.

### Strategies:

- Engage a qualified program partner to develop an Energy Reduction Plan
- Add cellulose insulation to all attic spaces to supplement existing fiberglass insulation
- Seal air leaks
- Install high-limit thermostats
- Replace existing faucets and shower-heads with low-flow aerators
- Install ENERGY STAR® refrigerators

### Projected Annual Savings

**\$8,483**



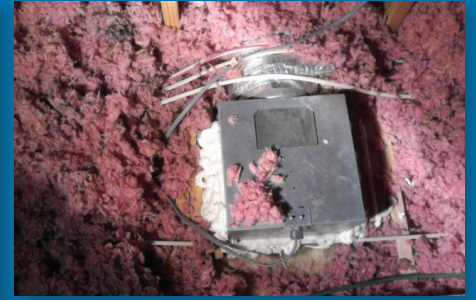
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## Results:

- Projected savings on electricity are 14% and on fuel 48%.
- Combined annual savings are projected at \$8,483.
- Payback for the efficiency improvements is 6.9 years.
- The building is now warmer and less drafty.
- The building's benchmark score for efficiency is projected to increase from 70 to 84.



## Other Projects:

BIOS Environments has completed 10 other major efficiency projects as a Qualified Partner under Efficiency Maine's Business Incentive Program.



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Efficiency Maine provides incentive programs and education to help Maine home owners and businesses save energy.

## Project Benefits

Efficiency Maine awarded Marcus Woods cash incentives of \$1,400 per unit for a total of \$28,000, virtually half the project cost. The improvements will save an estimated 26% on total source energy.

For more information on the Multifamily Efficiency Program, please visit: <http://www.efficiencymaine.com/at-work/multifamily-efficiency-program> or call **1-866-376-2463**.

## Financial Overview

Project costs . . . . .	\$56,450
Incentive from Efficiency Maine . . . . .	\$28,000
Project cost net of incentive . . . . .	\$28,450
Projected annual reduction in electricity and fuel costs . . .	\$8,483
Payback . . . . .	6.9 years

## Project Team

- Efficiency Maine
- Coastal Affordable Housing
- BIOS Environments
- Energy Audits Unlimited