



Steven Winter Associates, Inc.
Building Systems Consultants

Courtney Moriarta
Senior Engineer

ENERGY AUDITING FOR MULTIFAMILY BUILDINGS

PHFA Housing Forum May 18, 2009

What Kinds of Properties Need Energy Audits?

- Older properties that have not had a comprehensive energy evaluation in the past 10 years.
- Newer properties that did not have energy efficiency as a priority when they were built.
- Newly acquired properties
- Properties that are considering significant capital improvements to the building shell and/or mechanical equipment
- And...

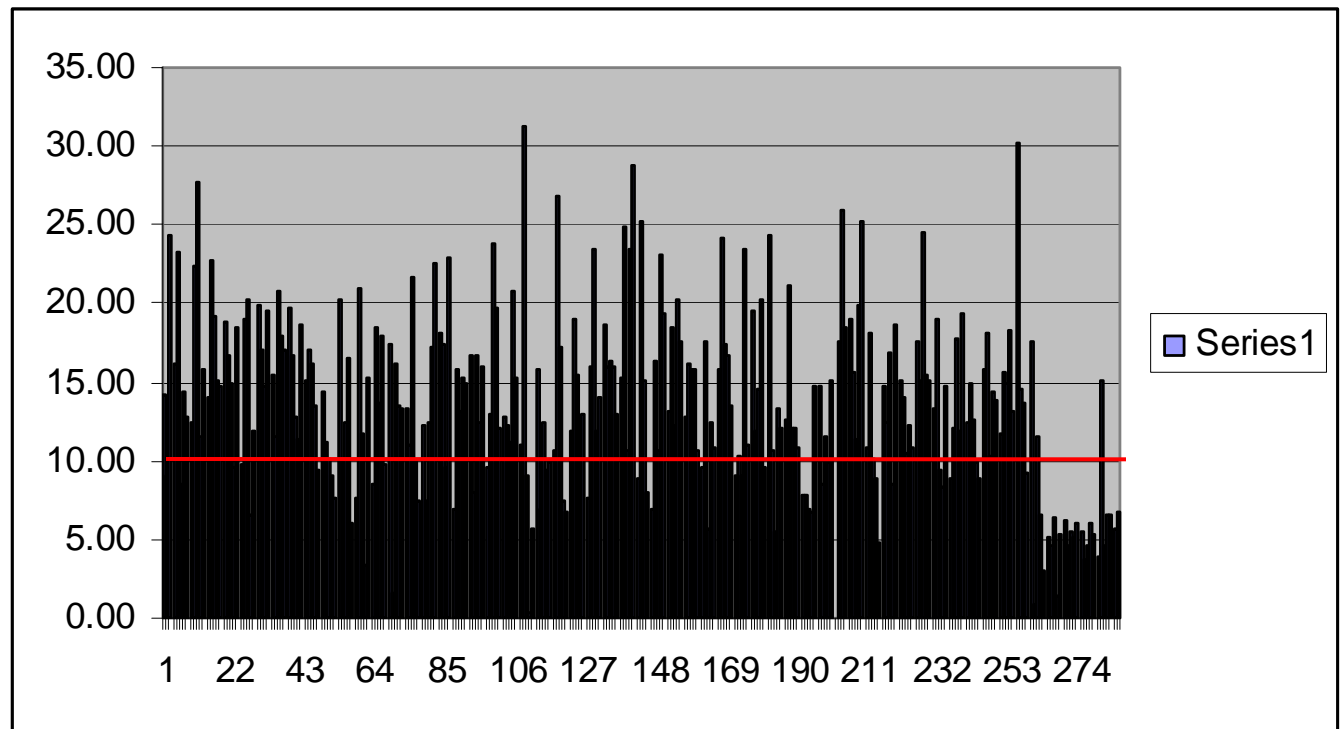
Buildings that Fall Above the Red Line...

Almost 300
MF buildings
requesting
energy audits
in NYS 2001-
2005

(BTU per

Sqft per

Heating
Degree Day)



What to Expect from an Energy Audit

- Review of your fuel bills and usage history (electric, gas, oil, water, sewer)
- Interviews of staff (maintenance and management)
- Review of building plans, maintenance logs, capital improvements
- On-site inspection of roof(s), mechanical rooms, common spaces, and a sample of apartments
- Some building performance diagnostics (e.g. infrared scans, blower door tests, combustion efficiency, carbon monoxide testing, etc.)

What to Expect from an Energy Audit Report

- Description of existing conditions
- Results of diagnostic tests
- Results of utility usage analysis
- Prioritized list of recommended improvements
- Estimated costs and savings for recommended improvements
- Recommended modifications to O&M procedures

What NOT to Expect from an Energy Audit Report

- ❑ Evaluation for code compliance
- ❑ Detailed specifications for improvements
- ❑ Actual costs or bids for recommended improvement work
- ❑ Guaranteed savings

Is It Worth It?

Typical Energy Audit Costs

- ❑ \$5,000 – 50,000 audit fee
- ❑ Staff time for interviews
- ❑ Staff time for site visits
- ❑ Copies of plans, utility bills, and other documentation

Typical Benefits

- ❑ Save 20-40% on energy costs
- ❑ Save 20-40% on water/sewer
- ❑ Eligibility for program incentive and possible tax incentives
- ❑ Reduced O&M costs, happier staff
- ❑ Increased comfort, happier tenants, fewer complaints
- ❑ Improved market valuation?