



10 energy and money saving tips to use on a commercial property

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The most important way to save money on energy is to use less by reducing waste and increasing efficiencies. The following are 10 tips to use on a commercial property to save energy by using - and paying - less:

1. **Recommissioning** - which includes tuning up HVAC systems, running tests and making necessary adjustments - is recommended for buildings five years or older, or where major renovations have taken place. Recommissioning identifies problems that may have occurred during construction or that have developed.
2. **Pick the low-hanging fruit.** Take advantage of energy tax incentives, as well as resources like the Utility Rates Analysis, to generate cost savings or cash back.
3. **Really read the utility bill.** Track utility bills monthly to identify patterns, spot unexpected increases or decreases in consumption, and determine how energy-saving initiatives can translate into increase asset values
4. **Practice paper conservation.** Drastically reduce paper consumption by following these simple rules of thumb.
5. **Don't be in hot water!** Turn down your hot water temperatures. Consider putting time clocks on circulating pumps. When using electric water heaters, consider timing them out during peak electric periods.
6. **Stop burning the midnight oil.** Reduce unnecessary lighting by using occupancy sensors and tuner switches. In new facilities, current energy code requires the use of lighting schedule control devices.
7. **Delamp overlit spaces.** Delamping by removing fluorescent lamps from existing fixtures.
8. **Cool it!** Simply put, lower your thermostat temperatures in winter and raise them in summer. A one-degree change may save up to 3% in small buildings.
9. **Stop flushing money down the drain.** Most water utilities will submeter the cooling tower makeup water and deduct it from the sewage bill. The savings will depend on the size and number of cooling tower(s). A payback within six to 12 months is common.
10. **Put the computers to sleep.** The EPA is offering free, easy-to-use software to help computers get automatic shut-eye. A company with 1,000 monitors can save about \$17,000/yr. For details, visit:www.energystar.gov.