

BENCHMARKING:

BIG RETURNS WITH LITTLE INVESTMENT

Finding energy savings in a condominium building poses a unique challenge. How does a Board of Directors persuade hundreds of individual owners to practice energy efficiency?

When Harry Richter, a consultant with High Rise Consulting, began working with the Board of the 4600 Connecticut building, he knew there were ways they could save on energy costs but had no idea how easy they would be.

Harry completed an energy survey in the fall of 2010, benchmarking the energy performance of the nine-story building and looking for ways to reduce how much energy the building was consuming. He initially found that the easiest changes cost the building owners nothing. Simply allowing energy efficient washers and dryers in the units made the biggest difference. Since the common area laundry machines are older inefficient models, allowing private, highly efficient machines could reduce energy, water and overall usage of laundry machines. These newer machines combine the washing and drying into one compact machine that automatically begins drying clothes after the washing cycle. Due to improvements in efficiency, the machines are compatible with the District's older condominium plumbing systems. Harry estimates that if all owners switched to private machines, water and electric consumption would drop by 30% and gas consumption would drop to zero. The benefits from this scenario are threefold: increased convenience for condo owners, increased unit value and better market competition for each condo unit. All while saving money.



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Building Stats:

| | |
|------------------|--|
| Address | 4600 Connecticut Ave. NW, Washington, D.C. |
| Year Built | 1957 |
| Size | 9 story, 267 units, 2-level underground garage |
| Type of Use | Condo and office |
| Building Manager | CFM Management |

4600 Connecticut Avenue Condominium
Washington, D.C.



“ Many building owners shy away from green technology because they

believe the expense isn't worth the savings.

But at 4600 we've shown

that both savings

and reduced consumption can be achieved even with little to no cost at all. ”



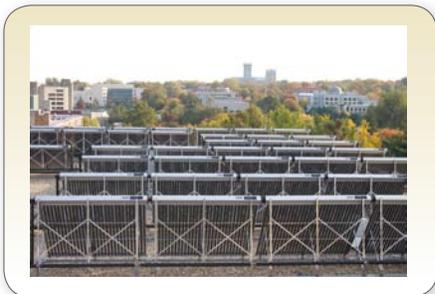
Harry Richter

Consultant, High Rise Consulting

Energy savings continued on back ▶

Let the Energy Savings Continue:

Harry and the board investigated installing solar thermal panels on the roof. He found an investor who would pay for the solar thermal panels, install them and maintain them in exchange for a ten year contract buying the energy at a fraction of what the condominium had been paying the utility company. After ten years, the investor will have recovered the capital cost plus a profit, and the building will receive free solar thermal energy to keep hot water flowing in the building. The thermal panels, estimated to function for 30 years, trap at least half — and potentially all — the energy necessary to run hot water in the building, significantly reducing the amount of natural gas used. So far, residents have seen a 19% drop in their water heating bills.



Looking forward, they are tracking electricity usage in common spaces, like the building's two-story garage, to see how motion-activated lighting sensors would add to the energy savings. They have also implemented a popular light bulb exchange program that provides energy-saving compact fluorescent bulbs to condo owners in exchange for their standard ones.

Beyond the benefits of happier owners and more competitive housing, the changes address the owners' sense of responsibility in the community. The decision to conserve energy and move towards sustainable energy sets the example for the residential market in the District.

Annual Savings Up Close: Solar Panel Installation

| | |
|--|---------|
| Upfront Project Cost | \$0 |
| Average Cost Savings | \$2,600 |
| Projected Energy Savings (in therms) | 6,417 |
| Projected Carbon Savings (in lbs. of CO ₂) | 313,975 |

**GET STARTED
SAVING
TODAY:**

Washington, D.C.'s building energy benchmarking policy requires nonresidential and multifamily buildings over 50,000 sq. ft. and municipal buildings over 10,000 sq. ft. to report building energy use with the EPA's free online tool, ENERGY STAR® Portfolio Manager.

Need assistance benchmarking your building?

Contact the DC SEU at 202-525-7036 or benchmarking@dcseu.com

The DC SEU also offers financial and technical assistance to help you save energy and money.

DCSEU

DISTRICT OF COLUMBIA SUSTAINABLE ENERGY UTILITY

Questions about DDOE's benchmarking regulation?

Contact DDOE at 202-671-3042 or info.benchmark@dc.gov

DISTRICT
DEPARTMENT
OF THE
ENVIRONMENT



green forward