

# Energy Efficiency for Hotel Management

Hotel managers face high-energy requirements for heating, cooling, lighting, laundry, office services, and, in some cases, running restaurants, pools and spas. Opportunities exist to decrease energy consumption and realize cost savings in all of these areas. In addition, improving energy efficiency can increase staff and guest comfort and lower maintenance costs.

Typically, energy efficiency can be achieved through three types of measures: simple behavioral changes, regular operations and maintenance of energy-using systems, and capital expenditure in energy efficiency projects. These measures can result in significant energy savings, and large-scale projects can often be paid for with the savings from less costly initiatives.

Following are recommended energy efficiency measures that can benefit hotel managers.

## Behavioral Change

The easiest and most inexpensive way to reduce energy costs is behavioral change. Behavioural measures require no capital outlay and can return energy savings of up to 10 per cent. Power Smart actions include:

- Turn off equipment (computers, fax machines, photocopiers, etc.) when not in use.
- Keep door passages between the kitchen and dining areas closed.
- Turn off kitchen fan hoods during unoccupied hours, if possible.

- Educate staff and patrons on energy efficiency procedures – both “why” and “how.”
- Turn off lights and reduce room temperatures after housekeeping.

## Operations and Maintenance

To prevent excessive energy and repair costs, it is important to perform routine operations and maintenance on energy-using systems. Key measures include:

- Perform routine operations and maintenance on:
  - the HVAC system,
  - cooking and refrigeration equipment,
  - showerheads, toilets and sinks, and
  - kitchen exhaust systems.
- Clean lights to maximize lighting efficiency.

## Capital Expenditures

Capital expenditures offer long-term energy efficiency solutions. Although large-scale projects require more planning and resources to implement, they can provide energy savings of up to 30 per cent, and the ongoing benefits justify the initial costs. Suggested capital projects include:

- Retrofit lighting systems in guestrooms and common areas with more efficient lamps and ballasts.
- Install automated lighting controls to turn off lights when not required.

(see over)

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- Replace older, inefficient HVAC equipment with more efficient models.
- Replace the chiller with a more energy-efficient unit.
- Install an energy management system.
- Install a heat recovery system such as a heat exchanger or an economizer on the rooftop HVAC unit.
- Install low-flow showerheads in all suites.
- Install liquid pressure amplifiers on large coolers and freezers.
- Install a vendor miser on vending machines.
- Install carbon monoxide sensors in underground parking to regulate exhaust fans.
- Recommission all building systems to ensure that they are operating at optimum levels.

## Contact Us

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