

QUICK WINS AND LONG-TERM BENEFITS FOR STRATA CORPORATIONS

STRATA PROPERTIES: IDEAL CANDIDATES FOR ENERGY SAVINGS

Residential strata properties provide an excellent example of how facilities can take simple steps toward being more efficient. Common areas provide opportunities for energy improvements that produce not only immediate energy savings but also long-term reductions in operating costs. For example, because strata common areas often have a large number of lights that remain on 24 hours a day, significant energy savings can be achieved through more energy-efficient technologies. Typical places to look for potential energy savings include hallways, exit signs and parkades. If your building has incandescent light bulbs in hallways or exit signs, simple bulb retrofits could result in energy cost savings in the range of 50 to 90 per cent.

BC HYDRO'S PRODUCT INCENTIVE PROGRAM

Incentives

BC Hydro's Power Smart Product Incentive Program can help you achieve operating cost savings through energy-saving technologies. The program offers financial incentives on the installation of a wide range of energy-efficient products for the common areas of a strata. These technologies include Compact Fluorescent Lighting (CFLs), T-8 fluorescent tubes, LED exit signs, photocells with timers and occupancy sensors.

Attractive Paybacks

While BC Hydro's financial incentives make the product installations a great deal, it's the long-term cost savings and the potential payback that make the upgrade to new energy-efficient products particularly attractive. Often the payback period for energy-saving technologies is as little as two years. The Product Incentive Program makes that even more cost-effective by reducing the initial cost of buying and installing the technology.

Maintenance Savings

In addition, because energy-saving technologies like fluorescents and LEDs last much longer than conventional technologies, they reduce replacement and maintenance costs—not to mention residents' complaints about lights going out. Compare exit signs lit with LEDs, which can last 10 to 25 years, to ones with traditional incandescent bulbs, which last less than one year on average. The savings in maintenance costs alone can be more than \$20 per sign per year.

TYPICAL STRATA OPERATING COST SAVINGS

STRATA	ENERGY-EFFICIENT TECHNOLOGIES (# INSTALLED)	ENERGY SAVINGS*	MAINTENANCE SAVINGS	TOTAL SAVINGS	INCENTIVE
Ocean Bay	CFLs (408), T8s (67), Controls (5)	\$12,550	\$700	\$13,250	\$1,500
The Palisades	Exit signs (296)	\$3,600	\$6,900	\$10,500	\$1,480
Rossmoor Townhouses	CFLs (146), T8s (46), Exit signs (7)	\$2,250	\$450	\$2,700	\$2,100

* Assumes electricity costs at \$0.05/kWh.

EASY STEPS AND FULL SUPPORT

The Product Incentive Program makes energy saving easy, with detailed information available online, downloadable checklists, and referrals to qualified contractors who can complete any specialized work needed. A savings calculator on the program website helps you calculate typical savings per year so you can work out your long-term financial benefits.

Power Smart Alliance distributors and contractors can work with you to plan and carry out your project from start to finish. The Alliance is a network of registered, qualified, independent distributors and contractors, who can help you identify product upgrades, select new technologies, assist with the online application and complete the installation.

THE BENEFITS

Three British Columbia strata corporations installed new technologies through the Product Incentive Program and are enjoying the benefits of lower energy and maintenance costs as well as increased comfort and safety.

- **Ocean Bay**, Strata Plan BCS 613, managed by Pacific Quorum Properties, faced an unusual situation. Although relatively new, the lighting in its three buildings was inefficient, with incandescent lighting in the hallways and a poor lighting design in the parkade. The strata received a referral from BC Hydro to Emax Electric, a Power Smart Alliance contractor. Emax assisted the strata in revamping the lighting for its three buildings, installing compact fluorescent lamps in common areas, redesigning the parkade lighting and installing daylight

T8 fluorescent lamps. The project also involved installing energy controls to ensure that lights are used only when needed. Not only are the new technologies providing energy and maintenance savings amounting to \$13,250 per year, the parkade now has more even light levels, thus promoting safety.

- **The Palisades**, Strata Plan LMS 2472, managed by Crosby Property Management, was interested in reducing maintenance and lamp replacement costs for its nearly 300 exit signs. West Coast Lighting, their Power Smart Alliance lighting distributor, recommended switching from incandescent to LED lights and showed that the long-term savings, combined with BC Hydro incentives, would make an upgrade extremely cost-effective. The strata approved the project and upgraded all 296 exit signs. With annual energy savings of more than \$3,600 and maintenance savings of \$6,900, the strata has been very happy with the results.
- **Rossmoor Townhouses**, Strata Plan NW 1546, managed by Ascent Real Estate Management, is an older property that was beginning to experience lighting fixture failure. The strata's Power Smart Alliance lighting distributor, Commercial Lighting, suggested switching to CFLs, T8 fluorescent lamps and LED exit signs in the common areas and parkades in the strata's two buildings. Strata members were pleased with the light output and energy savings, and approved a facility-wide lighting upgrade. The project has resulted in better light levels in the parkades, maintenance and energy savings totaling \$2,700 per year, and enhanced safety.

BC Hydro 
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CONTACT US

Find out how you can benefit from energy-efficient technologies through our Product Incentive Program.

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bchydro.com/incentives

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