



## **Power Smart incentives help condos and apartment buildings upgrade lighting**

*Property managers and owners in BC are saving money and energy by upgrading their technologies, and BC Hydro is paying them to do it.*

Financial incentives from BC Hydro's Power Smart Product Incentive Program are helping property managers and owners achieve savings in their long-term operating costs through energy-saving technologies. And changes in the program extend it to a wider range of projects and make it easier for managers to claim the financial incentives.

The Product Incentive Program offers incentives on the installation of a wide range of energy-saving technologies used in residential and other commercial buildings, such as compact fluorescent lighting (CFL), energy-saver T-8 fluorescent tubes, LED signs, photocells with timers and occupancy sensors. It also covers technologies that lead to more efficient pumps and improvements to a building's heating, ventilation and air conditioning systems.

### **Multi unit residential properties benefit**

Residential multi unit properties provide an excellent example of how a building can take some simple steps towards being more efficient. Because these properties 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 hallway lighting, exit signs and parkade lighting. If a building has incandescent light bulbs in hallways or exit signs, simple bulb retrofits could result in savings in the range of 50 to 90 per cent.

For example, last February, a condominium in Richmond replaced 1,174 incandescent lamps in common areas with compact fluorescent lights, for a projected savings of 566,000 kilowatt hours of electricity per year. That is equivalent to savings of over \$28,000 in annual energy costs.

### **Financial savings**

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 to property managers.

A savings calculator on the program website helps you calculate typical savings per year so you can work out your long-term financial benefits. For example, just replacing a dozen incandescent light bulbs with compact fluorescents can save over \$280 per year.

And because energy-saving technologies like fluorescents and LEDs last much longer than conventional technologies, they reduce the replacement and maintenance costs, and keep residents from complaining about lights going out. Compare exit signs lit with LED strips, 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.

Often the payback period for energy-saving technologies is as little as two years. The Product Incentive Program can make that even more attractive by reducing the initial cost of buying and installing the technology.

### **Easy steps and full support**

The Product Incentive Program makes energy saving easy for building managers, with detailed information available online, downloadable checklists, and referrals to qualified contractors who can complete any specialized work needed if in-house staff cannot do the job.

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

### **Enroll now**

To get started, visit [www.bchydro.com/incentives](http://www.bchydro.com/incentives) or call 604.522.4713 in the Lower Mainland or toll-free at 1.866.522.4713 elsewhere in BC. You can't claim the incentives – or the long-term cost and energy savings – until you apply.

BC Hydro is an Associate member of BCAOMA.