

# 4 STRATEGIES FOR COMMERCIAL ENERGY EFFICIENCY



North Chester County  
**CLEAN ENERGY  
FUTURE**

## 1 Benchmark & document energy performance.

When reducing energy use, the old phrase “you can’t manage what you don’t measure” holds true. Measuring and benchmarking energy performance is the first step toward cutting excess consumption for commercial buildings larger than 5,000 sf. Get started:



Use ENERGY STAR’s Portfolio Manager (FREE!) to measure and compare your building’s energy use with similar

buildings across the country. Portfolio Manager also allows you to compare your own energy use over time so you can track your progress. Learn more: [energystar.gov/buildings/benchmark](https://energystar.gov/buildings/benchmark)



Get in the competitive spirit and make better progress by joining the Better Buildings Challenge. [betterbuildingsolutioncenter.energy.gov/challenge](https://betterbuildingsolutioncenter.energy.gov/challenge)

## 2 Identify and implement opportunities to save energy and money.



Hire a pro to conduct an energy audit of your facility’s building envelope, HVAC and lighting systems, and overall energy use—then act on specific energy savings recommendations from your auditor.

### TYPICAL RECOMMENDATIONS



Weatherizing building with insulation and sealing



Upgrading aging HVAC and lighting equipment to more energy-efficient systems



Improving system management through better controls

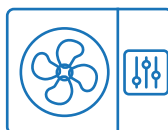
## 3 Manage your building’s systems.

Whether your commercial building is old or new, there are inevitable energy and cost savings opportunities, because even the most sophisticated, new buildings waste significant energy and money due to lack of operational control and management.



Lighting controls include dimmers, motion sensors, occupancy sensors, vacancy sensors, photosensors, and timers. Learn more:

[energy.gov/energysaver/lighting-controls](https://energy.gov/energysaver/lighting-controls)



HVAC controls can cut your building’s energy consumption up to 29% by sequencing operations, optimizing settings based on occupancy patterns, and detecting inadequate equipment operations or installation deficiencies. See how:

[energy.gov/eere/buildings/building-controls](https://energy.gov/eere/buildings/building-controls)

Learn how to better manage your building at [energystar.gov/buildings/save\\_energy\\_commercial\\_buildings/ways\\_save/checklists](https://energystar.gov/buildings/save_energy_commercial_buildings/ways_save/checklists)

## 4 Let the federal Inflation Reduction Act (IRA) be your guide to saving big on energy efficiency and clean energy.

The IRA of 2022 makes the **single largest investment** in climate and energy in American history. It contains a wide range of credits designed to accelerate the transition to cleaner energy production for both commercial businesses **and** nonprofits, including:

### Business Energy Investment Tax Credit

**6% to 50%**

for solar water heat, geothermal, solar PV, fuel cells, wind, and more.

### Clean Electricity Production Tax Credit

**\$0.025/kWh**  
(wind/geothermal)

**\$0.013/kWh (other)**  
for **10 full years** of operation of geothermal, solar, wind, biomass, and hydroelectric systems.

### Energy-efficient Commercial Buildings Tax Deduction

**\$0.30-\$1.80 per sf**

for insulation, efficient water heaters, lighting systems, controls, HVAC systems, weatherization, and more.

### Alternative Fuel Vehicle Refueling Property Tax Credit

**6% (up to \$100K)**

for each single item including Level 2 EV and direct-current, fast EV charging equipment.

### Qualified Commercial Clean Vehicle Tax Credit

**30%**

for commercial clean vehicles purchased January 2023 or later.