

# Energy Conservation Fact Sheet

Improving your bottom-line while reducing your carbon footprint

Today's market place is challenging in so many new ways. Global competitiveness is constantly applying pressure and affecting a company's bottom-line. Additionally, both customers and employees are demanding that a business be more environmentally friendly.



There are a number of simple things that can be done around the work place to reduce overall energy consumption and reduce the organization's carbon footprint.

- ◆ Called "**Vampire Power**" most electronics continue to use electricity in standby mode. Vampire Power is blamed for 5% of a business's electrical power consumption. Turning off computers, maximizing the use of timers for devices like flat screen TV's, and the use of occupancy sensors or simply flipping off light switches in unoccupied spaces are great ways to get started.
- ◆ **Transition lighting**— a simple delamping of a three fluorescent fixture to two, disconnecting the unused ballast, transitioning to a more energy efficient lamp and the increased use of task lighting can produce significant energy savings with paybacks typically within two years.
- ◆ **Adjust the thermostat.** Every degree that a thermostat is adjusted affects HVAC performance by 2%. In the winter, offices should be kept between 68-70 F and in the summer between 72-74 F. The primary

reason for this is that people dress warmer (more layers) in winter and vice versa in summer. If you are feeling cold, get up and move around. People are their most comfortable when they first sit down at their desks. Within a couple of hours, a person's metabolism will slow and what was a comfortable room temperature before may no longer be the case. Periodically getting up and increasing your level of activity will help to raise a person's metabolic rate.

- ◆ **Eliminate those space heaters!** An electric space heater put under a desk is usually 1000 watts—this is equivalent to operating ten 100 watt incandescent light bulbs simultaneously.
- ◆ Purchase **Energy Star** equipment for your office. Not only is the equipment more energy efficient, the equipment has often been manufactured to a higher level of quality, reducing long term maintenance and repair costs.
- ◆ **LED lighting** has come a long way but this technology has not yet matured. LED (light emitting diodes) were first discovered back in 1927. In has just been in the last few years that LEDs have made their way into commercial lighting. The benefits are long life (typically 50,000 hours), cool operating temperatures and low energy consumption. The trade off is a high price tag and that the lamps need to be kept cool. The recommendation is to investigate the use of LEDs in task lighting or light fixtures that are not easily accessible.
- ◆ Using a **programmable thermostat** to set back the temperature of an office

after-hours and on weekends. This can reduce HVAC bills by 30%!

## How Saving Energy Impacts the Environment

Reducing your electrical load by just one 100 Watt incandescent lamp has the following affect on the environment:

- ◆ Eliminates 602 pounds of carbon dioxide from going into the atmosphere
- ◆ Eliminates 2 pounds of sulfur dioxide
- ◆ Eliminates 5 pounds of nitrogen oxides
- ◆ Equivalent to planting 3/4 acre of trees
- ◆ Removes 1 vehicle from the road

## Need Assistance?

Contact T. Wall Properties to conduct a walk through of your facility to help identify opportunities where energy can be saved and recommendations on improving the working environment for your employees.

For more information, contact  
T. Wall Properties at 608-830-6300



T. Wall Properties®  
THE green EVOLUTION