

2012 IOWA

MULTIFAMILY HOUSING PROGRAM

Owners of multifamily buildings built before Dec. 31, 2001, can make their properties more marketable using energy efficiency strategies.



 **MidAmerican**
ENERGY
OBSESSIVELY, RELENTLESSLY *AT YOUR SERVICE*®

save
some
green®

Investing in energy efficiency can add value to your properties and increase your lease occupancy rate. Lower energy bills are attractive to existing and potential tenants. Our trained specialists can help.



What's a Multifamily Housing Energy Efficiency Audit?

It is an evaluation of how a multifamily building uses energy and includes specific recommendations on ways energy can be used more efficiently and reduce monthly energy bills for tenants and owners. MidAmerican Energy Company's energy specialist also will install several energy-saving measures at no cost, designed to provide immediate energy and cost savings for the building owner or occupants.

Program Eligibility

To qualify for a multifamily housing audit, the building must have/be:

- Electricity or natural gas supplied directly by MidAmerican Energy
- Four or more living units¹
- An apartment complex^{2, 3}
- A condominium^{2, 3}
- Been built before Dec. 31, 2001

How Does an Energy Efficiency Audit Work?

A multifamily housing energy efficiency audit is performed by an energy specialist. The energy audit consists of:

Data collection. MidAmerican Energy's energy specialist examines the entire facility, including windows, doors, insulation levels, lighting, heating, cooling and all other energy-using equipment specific to your building.

Summary report of findings. The energy specialist will leave the owner or building manager an initial summary of the audit findings and observations. The energy specialist also will review the findings point-by-point and answer any questions. Within a few weeks, a formal audit report will be mailed to the owner or property manager.

Recommendations. The audit report will include recommendations for energy-saving actions, complete general cost estimates for each recommended action, including low- or no-cost suggestions for quick energy savings, and estimates of energy-saving potential.

Available Incentives

Rebate incentives will follow two tracks: a prescriptive track and a performance track.

Prescriptive track. The prescriptive track provides standard equipment incentives similar to those from MidAmerican Energy's Residential and Nonresidential Equipment programs for measures identified in the audit report. Such items may include heating and cooling systems, lighting equipment, ENERGY STAR®-rated appliances, building shell measures including insulation, and commercial equipment measures in mixed-use buildings.

Performance track. For building owners undertaking a comprehensive whole-building approach to energy-saving projects, additional incentives and assistance may be available. From the audit recommendations, submit your project scope of work to MidAmerican Energy for review. MidAmerican Energy will determine if the prescriptive or performance track best fits your projects and notify you in writing concerning the next steps.

¹ For townhomes and structures with three or less living units, see the residential HomeCheck® program.

² Renovation of existing buildings being converted to apartments or condominiums, as well as construction of new multifamily housing facilities, are included in MidAmerican Energy's Commercial New Construction program.

³ The Multifamily Housing program uses a comprehensive audit approach with all living units and common areas. Audits of individual living units will not be performed.

Why Should I Have a Multifamily Housing Audit?

Participants in MidAmerican Energy's Multifamily Housing program receive three main benefits:

Trustworthy energy-saving advice. MidAmerican Energy does not sell equipment or appliances. Our highly trained energy specialists are independent of equipment suppliers and manufacturers, and recommendations are not brand-specific.

Immediate cost savings. During the energy audit, participants will get immediate benefits from our energy specialist's installation of several energy efficiency measures, including, as appropriate:

- Water pipe insulation
- Faucet aerators
- Compact fluorescent lamps
- LED exit sign retrofits
- Low-flow showerheads

MidAmerican Energy does not charge for these measures. Additional low-cost measures may be offered for installation during audits as further demonstrations of proven technologies that help save energy and reduce energy costs.

Long-term savings and increased property value.

The Multifamily Housing program provides the building owner with valuable information on reducing energy costs for years to come and on preserving, even increasing, the value of their properties through improved building systems and new technologies.

Energy-efficient improvements such as heating and cooling equipment, energy management systems, windows, building ventilation, lighting and ENERGY STAR-rated refrigerators, freezers, dishwashers and commercial laundry equipment may be eligible to receive rebate incentives to help offset a portion of the project's cost.

In addition, MidAmerican Energy offers special rebate incentives under the Multifamily Housing program to assist customers in what often are the two best ways to save energy and energy costs for their facilities – retrofitting fluorescent lighting and upgrading insulation levels in attics/roofs/ceilings and sidewalls.

For fluorescent lighting, MidAmerican Energy offers Multifamily Housing program participants rebates at three times the prescriptive lighting rebate level offered under our Nonresidential Lighting Equipment program for replacing existing T-12 fluorescent lamps with T-8 or T-5 fluorescent lamps and electronic ballasts.

Rebate incentives may be available if the energy specialist recommends additional insulation. The energy specialist will determine the square footage of the attic/roof/ceiling or sidewalls and the required gain in R-value to meet the Iowa Energy Code. The energy specialist will calculate the rebate amount for the recommended gain in insulation. The rebate amount paid to customers upgrading insulation levels will be the lesser of the calculated rebate amount or 70 percent of the installed cost. The calculated rebate amount will be \$0.02 per R-value increase per square foot to meet the Iowa Energy Code for attic/roof/ceiling projects and \$0.01 per R-value increase per square foot for sidewall projects. Insulation projects in multifamily housing buildings must bring insulation levels up to Iowa Energy Code to be eligible for rebates. R-value added in excess of Iowa Energy Code will not be eligible for MidAmerican Energy rebates. See the table on the next page for required insulation levels in multifamily housing buildings.

Insulation added directly on top of suspended ceilings is no longer eligible for MidAmerican Energy rebates. Use the Custom Systems program to determine if a project is eligible for rebate incentives for insulation projects where the Iowa Energy Code is impractical or unattainable. MidAmerican Energy insulation rebates are designed to reduce the cost of installed insulation products. The rebates are not designed to offset any of the costs of constructing insulation cavities, new roofing systems or other construction costs.

MidAmerican Energy will provide a list of insulation contractors upon request. Rebate incentives for insulation projects will be paid to the property owner or their duly appointed property management company upon written request. Rebate incentives will not be paid directly to insulation contractors.

Rebate incentives for other recommended and installed energy-efficient products will be equivalent to rebates offered in our Residential Equipment, Nonresidential Equipment and Custom Systems programs. The Multifamily Housing audit report and any subsequent custom project preapprovals will provide the appropriate rebate forms and instructions for each energy efficiency recommendation for a building.

Allow six to eight weeks for processing.

DISCLAIMER: MidAmerican Energy Company does not guarantee that installation and operation of energy-efficient equipment will result in reduced usage or in cost savings. The manner in which a customer uses and maintains energy-efficient equipment affects potential cost savings. MidAmerican Energy Company makes no warranties, expressed or implied, with respect to any equipment purchased or installed, including, but not limited to, any warranty of merchantability or fitness for a particular purpose. In no event shall MidAmerican Energy Company be held liable for any incidental or consequential damages or injuries resulting from defective equipment or installation. MidAmerican Energy Company reserves the right to cancel or change these programs at any time.

INSULATED AREA	CURRENT IOWA ENERGY CODE	CURRENT IOWA ENERGY CODE
Attic/roof/ceiling	Heating Zone 5^{1,2}	Heating Zone 6^{1,2}
Insulation above deck	R-20ci	R-20ci
Metal building	R-13 + R-13 + R-5 thermal block	R-13 + R-19 + R-5 thermal block
Attic	R-38	R-38
Wall		
Mass	R-11.4ci	R-13.3ci
Metal building	R-13 + R-5.6ci	R-13 + R-5.6ci
Metal framed	R-13 + R-7.5ci	R-13 + R-7.5ci
Wood framed and other	R-13 + R-3.8ci	R-13 + R-7.5ci
Wall, below grade	R-7.5ci	R-7.5ci

ci – continuous insulation

¹ R-values are based on the 2009 International Energy Conservation Code as adopted in the Iowa Energy Code. Visit <http://www.dps.state.ia.us/fm/building/energy/index.shtml> for more details.

² Use the Custom Systems program form for insulation projects where R-value is impractical or unattainable. Describe in detail the situation.

Keep the elements outside and conditioned air inside the structure where it belongs by making infiltration upgrades. Infiltration measures include caulking, weather stripping, foam backer rods for large cracks, etc. for existing buildings. Plastic building envelope wrap or window wrap products are ineligible for incentives.

Start saving now by calling **877-401-4059** to schedule your Multifamily Housing energy efficiency audit. Individual tenants should contact their landlord or building owner to schedule a whole-building audit. Audits of individual units will not be performed.

The incentive for infiltration measures is 70 percent of the installed costs up to \$525. For projects with installed costs greater than \$750, see the Custom Systems program.

TERMS AND CONDITIONS

- Rebates are available for qualifying equipment purchased and installed in commercial, industrial and other nonresidential facilities located in Iowa, using electricity and/or natural gas purchased directly from MidAmerican Energy Company.
- Rebate amounts listed are based on heated and cooled space. Rebates for areas not heated or cooled will be adjusted accordingly.
- Equipment rebates exceeding \$10,000 and custom rebates require preapproval by MidAmerican Energy Company. Projects must be completed within six months of preapproval.
- All project installations with rebates exceeding \$20,000 require on-site verification of installation by MidAmerican Energy Company or its agent prior to issuance of rebate check. MidAmerican Energy Company reserves the right to verify project installations where rebates are less than \$20,000.
- Rebates are not payable until equipment is installed, operating and approved by MidAmerican Energy Company.
- MidAmerican Energy Company reserves the right to install a metering device on new equipment, and to verify sales receipts and canceled checks as well as on-site verification of equipment installation during the customer's normal business hours, before or after issuing a rebate.
- Rebates for installation projects are based on rebate schedules in effect on the installation date.
- Rebate checks will be issued to the building owner or account holder when equipment is installed in an existing building.
- Rebates may be subject to income tax. Consult your tax advisor for more information.
- MidAmerican Energy Company reserves the right to change or cancel this program at any time.

FEDERAL TAX DEDUCTIONS FOR ENERGY EFFICIENCY

For a limited time, a tax deduction of up to \$1.80 per square foot is available to owners or designers of new or existing commercial buildings that save at least 50 percent of the heating and cooling energy of a building that meets ASHRAE Standard 90.1-2001. Partial deductions of up to \$.60 per square foot can be taken for measures affecting any one of three building systems: the building envelope, lighting, or heating and cooling systems. Visit www.energystar.gov/taxcredits and click on Commercial Buildings under Other Tax Information for details or consult a tax advisor.

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