

# 2009 Iowa Multifamily Housing Program



Multifamily building owners can make their properties more desirable using energy efficiency strategies.



# Investing in energy efficiency can add value to your properties and increase your lease occupancy rate.

Lower energy bills can make for satisfied tenants.

Our trained specialists can help.



## What's a Multifamily Housing Energy Efficiency Audit?

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

Multifamily buildings located in **Iowa** that receive electricity and/or natural gas supplied directly from MidAmerican are eligible to receive the audit. Multifamily buildings generally are defined as four or more units or three or more stories, including apartments and condominiums. Renovation of existing buildings being converted to apartments or condominiums as well as new facilities generally are included in MidAmerican's Commercial New Construction program. Row-house or common wall-type new construction generally are included in MidAmerican's Residential New Construction program.

## How Does an Energy Efficiency Audit Work?

The audit begins with a walk-through assessment of your building by an energy specialist, scheduled at your convenience. The energy audit consists of the following:

- **Data collection.** MidAmerican'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 will answer any questions. Within a few weeks, a formal audit report will be mailed to the owner and building manager.
- **Recommendations.** The audit report will include recommendations for energy-saving actions, complete with estimates of energy-savings potential and general cost estimates for each recommended action, including low- or no-cost suggestions for quick energy savings.

## Available Incentives

Rebate incentives will follow two tracks: a prescriptive track and a performance track. **EnergyAdvantage® Financing** is available to help ease the cost of investing in high-efficiency equipment for long-term cost savings.

- **Prescriptive track.** The prescriptive track provides the standard equipment incentives similar to those from MidAmerican'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

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incentives and assistance may be available. From the audit recommendations, submit your project scope of work to MidAmerican for review. MidAmerican will determine which track best fits your project and notify you in writing concerning the next steps.

## EnergyAdvantage Financing

MidAmerican's EnergyAdvantage Financing program, in partnership with First American Bank, provides Iowa customers the opportunity and flexibility they need to make energy-efficient improvements. The application process is designed to provide customers access to competitive interest rates when they meet First American's credit qualification requirements and purchase and install qualifying equipment. Call 800-894-9599 for more information and to initiate the loan process.

## Why Should I Have a Multifamily Housing Audit?

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

- **Trustworthy energy-savings advice.** MidAmerican 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 and
  - Low-flow showerheads.

Customers have the option to allow installation of these energy-saving measures. MidAmerican does not charge for the measures. Additional measures may be offered for installation during audits as further demonstration 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 and/or tenant 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 purchase and installation costs.

Rebate incentives for other recommended and installed energy-efficient products will be equivalent to rebates offered in our 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 your building.

In addition, if the energy specialist recommends additional insulation, incentives may be available as well. Multifamily Housing participants who add recommended insulation to existing attics/ceilings and sidewalls, including where no insulation currently exists, will be eligible for rebates of \$0.02 per R-value added per square foot for upgrades up to and including the Iowa Energy Code (i.e., the 2006 International Energy Conservation Code). See the table on the next page for a summary of the Iowa Code for insulation in commercial buildings. Insulation of attics and ceilings better than the Iowa Code will be eligible for rebates of \$0.01 per R-value added per square foot up to a total R-value of R-30. Attic/ceiling insulation upgrade projects will not be eligible for rebates above a maximum total R-value of R-30. Rebates for sidewall insulation above Iowa Code require preapproval from MidAmerican.

MidAmerican insulation rebates are designed to reduce the costs of installed insulating products. These rebates are not designed to offset any of the costs of constructing insulation cavities, framing, new roofing systems or other construction costs.

INSULATED AREA	IOWA ENERGY CODE
<b>Attic/roof/ceiling</b>	
Insulation above deck	R-20ci
Metal building	R-19+R-5 thermal block
Attic	R-30
<b>Wall</b>	
Mass	R-7.6ci
Metal building	R-13 + R-13
Metal framed	R-13 + R-3.8ci
Wood framed and other	R-13
Wall, below grade	NR

ci – continuous insulation  
NR – no requirement

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

The program covers 70 percent of the installed costs up to \$750. Projects with installed costs greater than \$750 require preapproval from MidAmerican.

Start saving now by calling **800-894-9599** to schedule your multifamily housing audit.



**800-894-9599**

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### 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.
- The incentive amounts listed are based on heated and cooled space. Incentives for areas not heated or cooled will be adjusted accordingly.
- Equipment rebates exceeding \$10,000 and custom rebates require preapproval by MidAmerican. Projects must be completed within 12 months of preapproval. Extensions are available upon request.
- All project installations with rebates exceeding \$20,000 require on-site verification of installation by MidAmerican or its agent prior to issuance of rebate check. MidAmerican reserves the right to verify project installations where rebates are less than \$20,000.
- MidAmerican 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.
- Rebate is not payable until equipment is installed, operating and approved by MidAmerican.
- Rebates for installation projects are based on rebate schedules in effect on the installation date.
- Rebate check will be issued to the building owner or account holder when equipment is installed in an existing building. The check will be issued to the builder/general contractor or building owner when equipment is installed in a new building. If financing, loan proceeds will be delivered by a joint check payable to the customer and dealer.
- Rebates may be subject to income tax. Please consult your tax advisor for more information.
- MidAmerican reserves the right to change or cancel this program at any time.

### Federal Tax Credits for Energy Efficiency

Consult your tax advisor for any applicable federal tax credit incentives available for installation of energy-efficient equipment.

DISCLAIMER: MidAmerican 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 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 be held liable for any incidental or consequential damages or injuries resulting from defective equipment or installation. MidAmerican reserves the right to cancel or change these programs at any time.

