

# Solutions and Incentives for Small and Medium Office Buildings

**While city skylines are dominated by skyscrapers and large office buildings, the majority of commercial buildings in the U.S. are under 50,000 square feet<sup>1</sup>.**

With incentives from PECO, owners and operators of small and medium commercial facilities can invest in cost-effective energy efficiency upgrades that reduce utility costs, improve net operating incomes and enhance occupant comfort, productivity and safety.

## **Reduce Overhead and Boost your Bottom Line**

Lighting, heating and cooling account for more than half of the energy use in office and retail buildings and small industrial spaces. While the average commercial building wastes 30% of the energy it consumes<sup>1</sup>—representing a prime opportunity to invest in cost-cutting energy-efficient measures—it's often the case that owners and operators of these smaller properties have limited time and resources to dedicate to these efforts. At PECO, we have the technical expertise and financial incentives to help your facility save energy and money.

**By taking steps to improve the energy efficiency of operations in your buildings, you can:**

- **Increase tenant attraction and retention rates.** Many tenants of sustainable office buildings report lower utility costs, increased indoor air quality and improved employee health and comfort levels. These positive factors can lead to increased retention and assist in attracting future tenants.
- **Increase net operating income of your building.** Reduced energy expenses mean higher income from your property, which can help increase overall asset value and asking rents.
- **Reduce energy-related costs and generate savings.** By implementing low or no cost measures, building owners and managers can reduce the energy consumption of their buildings by up to 30%<sup>2</sup>, considerably increasing energy related savings.
- **Contribute to a healthy and sustainable environment.** By reducing your building's environmental impact, you can help support local sustainability efforts and a healthy environment in your community.



## **Incentives for Energy Saving Measures**

Whether you're looking to reduce the operating costs in your existing facility, constructing a new facility or planning a major renovation, PECO offers incentives for dozens of proven energy efficiency measures to make your upgrade projects hassle-free and affordable. We can help you find smart solutions to control your energy costs and improve your bottom line.

## Typical Energy Efficiency Solutions for Small and Medium Offices

PECO offers incentives for several popular energy efficiency measures such as:

- **Lighting:** A variety of LED lamps and TLED tubes; high-bay and low-bay fixtures; canopy fixtures and parking lot kits qualify. Even permanent fixture removal can qualify in situations where LEDs provide brighter illumination through fewer total fixtures. Customers can save instantly at checkout if purchasing light fixtures through a participating distributor. Visit [PECO.com/InstantDiscounts](https://www.peco.com/InstantDiscounts)
- **HVAC:** Comfort systems including high-efficiency air conditioners, heat pumps, packaged terminal air conditioners, unitary HVAC chillers and demand-controlled ventilation units can qualify for an incentive. Customers can save instantly at checkout if purchasing qualifying HVAC equipment through a participating distributor. Visit [PECO.com/InstantDiscounts](https://www.peco.com/InstantDiscounts)
- **Energy management systems:** Otherwise known as building automation systems, energy management systems can yield energy savings of 20%–30% when controlling lighting systems or 15% for HVAC systems
- **More:** Data center upgrades, refrigeration equipment and controls, food service equipment and custom retrofit measures are all eligible for incentives

## Typical Energy Efficiency Solutions for Offices

### Lighting Equipment

Type LED Accent/Tracking Lighting Fixtures  
LED Replacement Lamps (Tubes)  
LED Low-Bay/Troffer/Surface and Suspended Linear Fixtures  
Wall-Mount Fixtures and Retrofit Kits  
LED Parking Garage and Canopy Fixtures and Retrofit Kits  
LED Outdoor Flood Light Fixtures  
LED Pole/Arm-Mounted Parking & Roadway Fixtures and Retrofit Kits

### HVAC

Air-Cooled or Water-Cooled Air Conditioners  
Energy Management Systems  
Retrocommissioning

### Motors and Drives

Variable-Frequency Drives on HVAC Systems  
Variable-Speed Drives on Kitchen Exhaust Fans

▶ Small and medium office buildings interested in maximizing the energy efficiency potential of their facility should contact PECO at **1-844-4BIZ-SAVE** (1-844-424-9728) or visit [peco.com/office](https://www.peco.com/office).

<sup>1</sup> [energystar.gov/buildings/resources\\_audience/small\\_medium\\_offices](https://energystar.gov/buildings/resources_audience/small_medium_offices)

<sup>2</sup> [sciencedirect.com/science/article/abs/pii/S1364032115013349](https://sciencedirect.com/science/article/abs/pii/S1364032115013349)