

Submetering with Renewable Energy:

Expanding opportunities for clean energy
and energy efficiency in Connecticut



REDUCE ENERGY CONSUMPTION
MEASURE INDIVIDUAL ENERGY USE • REDUCE UTILITY BILLS
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New opportunities to pair renewable energy upgrades with electrical submetering

Multifamily residential building owners and developers can now play a role in advancing clean energy and reducing climate pollution!

Connecticut law and regulation set by the Public Utility Regulatory Authority (PURA) allows building owners to submeter in any location where “electric power or thermal energy is provided by a Class I renewable energy source” or where submetering “promotes the state’s energy goals, as

described by the Comprehensive Energy Strategy (CES).”

Renewable energy generation could include solar photovoltaic (PV), fuel cell, or combined heat and power (CHP) systems. Renewable energy investments allow owners to cut energy, costs, and greenhouse gas emissions, while making properties more environmentally-friendly and competitive with higher Energy Star/LEED scores.

What is electrical submetering?

Electrical submetering allows property owners and managers to bill tenants for individual energy usage.

Old or converted apartment buildings are often “master metered,” with one central meter measuring energy use for an entire building. Managers at these properties typically charge tenants a flat utility fee included in the monthly rent, giving residents no incentive to monitor individual energy use.

Submetering gives building owners data needed to monitor the energy efficiency of different systems, as well as individual tenant units.

What gets measured, gets managed

Modern submeters are small and discreet with software systems that allow for automated billing procedures to help streamline the tenant billing process. Additionally, many new submeters transmit information wirelessly, reducing or eliminating the need for meter-readers to enter properties.

Benefits for everyone

Reduced Costs for Owners and Managers



Individual Accountability and Accurate Billing for Tenants



Upfront costs, long-term savings

Submetering equipment costs vary and are subject to PURA requirements. Depending on the multifamily building, the cost of installation for this type of meter can range from \$350 to \$500 per unit. For buildings greater than 100 units, an average monthly cost for reading, reporting, and maintenance is around \$3-6 per unit.

Because of the high costs of rewiring older buildings, submetering is most optimal for new developments, buildings already powered by renewable energy, or older buildings being retrofitted (since new wiring for central master-metering can be expensive).

Energy efficiency upgrades often drive the biggest energy cost-savings, and landlord and tenant behaviors related to energy efficiency also impact the potential cost-savings accrued with submetering use.

Studies have shown that combining submetering with improved awareness of energy usage and other energy-efficiency improvements could result in up to a **20% or more** decrease in overall building energy costs.

To determine whether a building is eligible for submetering, you can schedule a consultation with one of the companies listed below.

Submetering companies serving Connecticut:

-Bay City Metering: www.baycitymetering.com • 212-575-0785

-Multifamily Utility Company, Inc.: www.multifamilyutility.com • 800-266-0968

-Synergy Utility Billing: www.synergyutilitybilling.com • 800-695-8633

-E-Mon Energy Monitoring Products: www.emon.com • 800-334-3666

1. GSA, Submetering Business Case: How to Calculate Cost-Effective Solutions in the Building Context, available at <http://bit.ly/2i4oXtH> (citing Bernstein, Colicchio, Laquidara-Carr and Pogue, "Tenant Occupants of Green Office Buildings: Driving the Market for Improving Existing Building Stock" McGraw-Hill Construction and CBRE White Paper, September, 2011. Overview available online at <http://bit.ly/2Boro1G>).



How do I apply?

Once you have confirmed that your building is eligible for electrical submetering and you have decided to move forward, applicants must complete and submit an application with PURA, found at www.ct.gov/forms (click on "Electric Submetering Application").

- Applicants must describe how submetering at his or her property will support the goals of the (CES) and cite the applicable sections of the CES.

This is a simple step, since pairing renewable energy with submetering supports key goals of the CES, including reducing energy costs and minimizing climate impacts.

- Applicants should explain and itemize conservation measures utilized at the building and how energy savings will be measured and verified, as well as any conditions that may offset savings.

Need Financing Assistance?

Energize Connecticut's **Multifamily Energy Efficiency Initiative** provides customized solutions for certain multifamily buildings or complexes with five or more units, including:

- Assistance with energy efficiency upgrade projects already planned
- A comprehensive assessment of energy-saving opportunities for your building
- Resources for planning and installation of energy efficiency upgrades
- Incentives and financing for energy efficiency upgrades

Find out more here: <http://bit.ly/2BoM8q5>.

The Following Types of Buildings May Be Eligible:

- Apartment buildings and complexes
- Condominiums and co-operatives
- Congregate and senior housing
- Mixed-use residential and commercial properties

For more information on eligibility visit:

www.energizect.com/your-home/solutions-list/Multifamily and click on "Multifamily Initiative Project Eligibility."