



ENERGY SAVINGS TIPS

Energy accounts for about **6%** of a hotel's total operating expenses. Getting the most value out of every energy dollar will improve profitability and guest satisfaction.

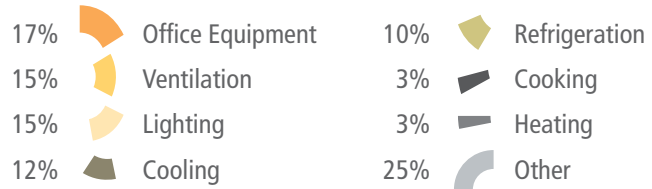
Most energy efficiency upgrades also improve:

- Customer and employee comfort
- Visual appeal
- Safety
- Indoor air quality
- Equipment life

HOTELS



Electricity Use in U.S. Hotels



Source: Energy Information Administration, Commercial Building Energy Consumption Survey – 2016

HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- Install a Building Automation System (BAS) to control HVAC systems. This allows for greater zone control by monitoring and adjusting lighting and HVAC equipment based on occupancy, environment and weather. According to the Department of Energy, BAS' can save 5 to 15% of the building's energy use with a cost of \$2 to \$4 per square foot.
- Have a licensed professional check, clean, calibrate and lubricate your economizers once a year. Consider installing economizers on units that don't currently have them.
- Set only reserved rooms to heat or cool at a comfortable temperature. Limit the thermostat range available to guests to above 65°F in the summer or below 80°F in the winter.
- Keycards that shut off power-consuming devices when a guest leaves a room can significantly reduce energy use. These occupancy-based controls can have less than a one year payback.
- High-efficiency HVAC units can reduce cooling energy use by 10% or more over a standard unit. If your equipment is more than 10 years old, consider replacing with more efficient equipment.
- Heat pump water heaters are great solutions for pool heating in addition to their typical water heating

applications. They heat water while producing cool, dehumidified air that can be used for the room housing the pool (for indoor pools) or other areas with cooling needs.

- Variable speed drives should be installed on cooling tower fans, continuously operating circulation pumps and any constant-speed fans that only meet partial loads.
- Variable-speed hood controller systems can significantly reduce energy costs in kitchen areas.
- Use revolving doors in lobby areas to keep wind and weather out to reduce energy costs.
- Regularly clean air conditioner coils, clean or replace air filters and check ducts and pipe insulation for leaks that can be sealed.
- Install high-efficiency glazing chosen for each façade's relation to the sun and other variables. Choose a product that has high transmission in the visible spectrum but low transmission in the infrared to enhance energy performance during the summer. Install overhangs to limit direct sunlight coming in windows. Window films, additional insulation or reflective roof coating (also known as a white or cool roof) will also reduce energy use.

LIGHTING

- Upgrade to LEDs which can last up to 25 years and reduce energy use by over 90%. If you haven't upgraded to LEDs, get a quote from a lighting vendor or contractor. Incentives are available and often lead to project paybacks of one to three years.
- Upgrade common space lighting, signage/neon lighting, exit signs and guest room lighting to LEDs.
- Turn parking lot and outside security lights off during the day and upgrade exterior lights to LEDs.
- Install occupancy sensors in low traffic areas like bathrooms, break rooms and storage areas.

- Daylighting uses natural ambient light to reduce electric lighting needs. Automatic photosensor controls that sense daylight ensure that electric lighting is reduced when enough daylight is available.
- Use timers to dim or turn off lights and promotional signage when not needed.



The median hotel has **78,000 square feet** with **140 rooms** and **23 workers**.

Hotels use an average **54.7 kilowatt-hours** per square foot.

Hotels account for **8%** of all U.S. commercial building energy consumption.

After labor, energy is the **highest operating expense** for hotels.

TUNE-UP OPPORTUNITIES

- Cover pools and hot tubs after hours to reduce heat loss, makeup water and chemical treatment requirements.
- Set hot water for laundry to 120°F. This is a good temperature for all hot water uses outside of the kitchen, where codes specify water temperatures.
- In the kitchen, wait until 15 minutes before equipment is needed to start pre-heating. Reducing operating time of appliances can cut cooling-related energy use by 60%.
- Set the temperature in lobbies, offices and other peripheral rooms to minimum settings during hours of low use.
- Re-caulk and weather-strip around leaky windows and doors.

HOUSEKEEPING STAFF

- Housekeeping personnel can help save energy by resetting thermostats when they are done cleaning a room, closing drapes, reporting water leaks, turning off lights and more.

Other Opportunities

- Benchmark your energy use against similar facilities. The EPA's ENERGY STAR® performance standards benchmark similar buildings and offer certification for the top quartile of buildings in each category. Use EPA's Portfolio Manager to measure and track energy performance and improve your operations.
- Use low-energy sleep functions on computers, printers and copiers and choose ENERGY STAR certified appliances when possible.
- Commissioning is a process where building systems are observed and tuned-up to ensure they are operating efficiently. Studies have shown that commissioning can save a typical hotel 10 to 15% of its energy costs. Savings typically result from resetting existing controls to reduce HVAC waste while maintaining or increasing comfort levels for occupants.

Additional Resources

The Green Hotels Association (greenhotels.com)

is committed to encouraging, promoting and supporting ecological consciousness in the hospitality industry.

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