



# Energy Efficiency Success Story

## 5800 South Michigan Ave., Chicago, IL

### Savings

- **7%** annual savings on natural gas
- **\$1,700** annual natural gas savings

### Building Overview

- Building owner: Steve Thomas, 5-T Management
- Building type: seven-story multifamily building with 30 one-bedroom and two-bedroom units
- Year of construction: 1960
- Heating system: natural gas fired central hot water boiler
- Heating fuel: natural gas

### Upgrades Completed

- Replaced incandescent bulbs with CFL bulbs
- Upgraded fluorescent tube lights from T12 to T8
- Air sealed and insulated the crawl space beneath the second-story overhang
- Insulated DHW pipes and hot water heating pipes
- Installed low flow showerheads (1.5 GPM)
- Refrigerators replaced with new, efficient models

### Project Summary

Building owner Steve Thomas of 5-T Management worked with Elevate Energy to improve his building in the Washington Park neighborhood of Chicago. Elevate Energy's energy analysts evaluated the building in May 2010 and recommended energy-saving improvements designed to reduce the building's annual energy costs.

Thomas received a low-interest loan from Community Investment Corporation to cover his initial investment, and Elevate Energy helped him find qualified contractors and provided oversight to ensure the work was done properly.

Domestic hot water and heating pipes were insulated with R4.5 fiberglass pipe insulation with a radiant barrier. The crawl space under the second-story overhang was insulated to R-49 with blown in cellulose insulation.



In addition, Thomas completed lighting retrofits, replacing T12 fluorescent tube lights with more efficient T8 lights, and replacing incandescent bulbs with compact fluorescent bulbs. Refrigerators were also replaced with more efficient models.

At the time the initial energy assessment was conducted, the building was at 50 percent occupancy. It is now at 100 percent occupancy.

### Apply Today

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