



Energy Efficiency Case Study

Transforming the Multifamily Market: Triple Pane Windows

Background

Triple pane windows are currently the most energy-efficient commercially available windows on the market, out-performing single and double pane versions in energy- and cost-savings. The three separated panes of glass use insulated air- or gas-filled spaces to lessen heat transfer and flow -- keeping conditioned air inside a home, while keeping the elements out.

Many first-generation double pane windows installed in the 1970's and 80's are perfect candidates for triple pane upgrades. Some of these windows have broken seals, deteriorating sashes, or have been rendered inoperable.

The Challenge

Despite the advancement in triple pane technology and its energy benefits, many manufacturers have found triple pane window production to be costly. On average, triple pane windows are 28 percent more expensive than double pane windows, which turns into a lofty investment for customers. As a result, they are often passed on by customers who opt for their less expensive, less efficient, counterparts.

The Eversource Solution

Through the Multifamily Initiative, Eversource aims to incorporate cost effective, comprehensive energy strategies that address the unique energy needs of multifamily properties, including personal living spaces as well as internal and external common areas. The Eversource Multifamily Initiative works with window manufacturers, like national-reaching Harvey Building

The benefits of triple pane windows:

- Up to 40% more efficient than double pane models
- Average annual energy cost savings of at least 10% according to ENERGY STAR®
- Reduces heat loss
- Results in less window condensation and stops noticeable drafts
- Stronger and longer lasting compared to double and single pane technology
- Reduces outside noise

Available incentives through Eversource and Energize Connecticut:

- Up to 100% of incremental cost from new double pane to triple pane windows

“Any home or multifamily-owner would opt for high efficiency, premium window technology if it could fit within their budget. By partnering with Eversource, we’re able to make this a reality. Available incentives let us provide energy saving benefits to a much wider audience at a highly competitive price point.”

– Justin St Hilaire, Vice President, Sales & Marketing, Manufactured Products, Harvey Building Products

Products and East Windsor-based Mercury Excelum, to provide highly-efficient windows while overcoming financial barriers for their customers.

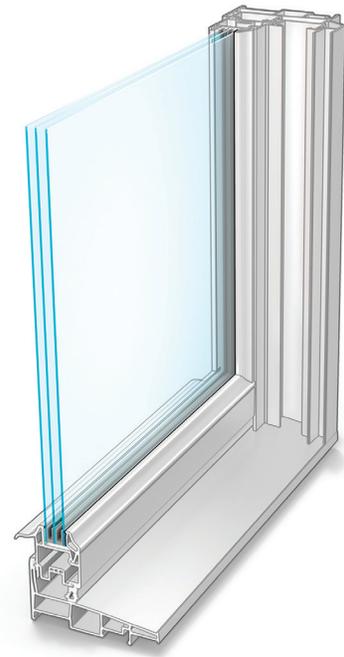
The companies collaborate with Eversource, their multifamily customers, and contractors to identify the window model that will fit the customer's needs and determine the monetary incentives available through Eversource and Energize Connecticut. Since financial incentives offered through the Multifamily Initiative cover up to 100 percent of the cost difference between double and triple pane, it is an easy decision for many property owners to proceed with triple pane windows.

From 2015 to 2017, over 60 window projects have been completed through the Eversource Multifamily Initiative, totaling **over 14,000 windows and \$2 million in incentives**. The results and feedback from multifamily property owners/managers and their residents have been overwhelmingly positive.

As a public housing agency, the Enfield Housing Authority (EHA) relies on grants and outside funding to bring affordable housing to the Enfield, Connecticut community. Woodside Park and Ella Grasso Manor, two elderly/disabled multifamily properties managed by the EHA, received upgraded window installations, which have greatly impacted their residents' comfort and utility bills. The triple pane windows have eliminated drafts throughout the changing seasons, and residents have seen a decrease in their monthly energy usage.

By participating in the Multifamily Initiative, the EHA has been able to reinvest their cost-savings into their affordable living mission.

Shippan Place, a 148-unit low-income affordable housing community in Stamford operated by Rose Community Management, experienced similar benefits after participating in the Multifamily Initiative and upgrading both windows and sliding doors to triple pane models.



Rose Community Management assists with their residents' utility bills, and has seen a tremendous difference. The new, triple pane models are quieter, keep the sounds of bustling Stamford outside, and eliminate drafts and heat loss. Rose Community Management estimates that they'll save over \$13,000 on energy consumption each year.

"Investing in triple pane windows is usually cost-prohibitive for our communities. But due to the availability and amount of the incentives available through Eversource and Energize Connecticut, we jumped at the chance to upgrade our aging windows and sliding glass doors."

– Lauren Zullo, Jonathan Rose Companies

For more information and ways to save, call 877-WISE-USE or visit [EnergizeCT.com/multifamily](https://www.energizect.com/multifamily)

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