



South Junction

Energy Advantage Apartments

Tenants can be assured that they are living in a unit that was constructed with energy efficiency as a priority, and they should enjoy utility bills significantly lower than other apartments.

The Energy Advantage Apartments (EAA) Certification program ensures that newly constructed apartments in Shelby County are as energy efficient as dwellings built to MLGW's EcoBUILD standards for homes. MLGW works with apartment developers to simulate energy usage given specifications on heating and cooling equipment, windows, building envelope, and other equipment in the units. If the simulation shows efficiency equal to or greater than current EcoBUILD standards, the complex can qualify.

To attain certification, MLGW technicians will monitor the construction and inspect the units to make sure the specified equipment was all properly installed.

Why Heat Pumps?

According to the US Department of Energy, heat pumps offer an energy-efficient alternative to electric furnaces with standard air conditioners, because they move heat rather than generate heat. Heat pumps can provide equivalent space conditioning at as little as one quarter of the cost of operating conventional electric heating appliances.

High-efficiency heat pumps also dehumidify better than standard air conditioners, resulting in less energy usage and more cooling comfort in summer months.

EAA Incentives

EAA Certification qualifies all electric apartment projects to receive the same MLGW construction incentives as apartments that utilize gas for heat. This incentive would be applied to MLGW construction costs, and would come in the form of a refund of charges already paid after EAA certification. In addition to MLGW's construction incentive, builders may also qualify for incentives from TVA.

TVA Incentive Payments*

Conditioned Square Footage	Electric Heated Incentive	Gas Heated Incentive
600-799 sq ft	\$145	\$60
800-999 sq ft	\$185	\$80
1000-1199 sq ft	\$230	\$90
1200-1399 sq ft	\$270	\$115
1400-1699 sq ft	\$320	\$135
1700-1999 sq ft	\$380	\$160
2000-2399 sq ft	\$445	\$180
2400-2799 sq ft	\$520	\$205
2800-3199 sq ft	\$585	\$225
3200-4799 sq ft	\$740	\$260

*subject to TVA funding availability

