

EarthCents® Home Energy Improvement Program Multifamily and Public Housing Authority (PHA) Properties

To improve your existing property value and make it more attractive to potential tenants, review the Whole-House and Individual Improvements approaches.

Note: There may also be incentives for common areas, such as leasing offices, fitness centers, business centers, clubhouses, etc. These must be billed on one of Georgia Power's commercial rate schedules to be eligible.

Whole House Reduction Levels and Rebates for Homes Served by Georgia Power

Energy Reduction Levels	Rebate Cap (% Cost)	Installers Permitted Program Participating Contractor ¹
Building Performance Institute (BPI) Assessment	50% up to \$100	x
20% Home Energy Reduction, or	50% up to \$625	x
25% Home Energy Reduction, or	50% up to \$725	x
30% Home Energy Reduction	50% up to \$925	x
Programmable Thermostat	50% up to \$50	x
Electric Water Heater Tank Wrap	50% up to \$25	x
Maximum Potential Rebate	\$1,100	

Individual Improvements and Rebates for Multifamily and PHA Properties Served by Georgia Power

Improvements	Rebate Cap (% Cost)	Installers Permitted		
		Program Participating Contractor ¹	Industry-Specific State Licensed Contractor ²	Home Owner
BPI Assessment	50% up to \$100	x		
Air Sealing	50% up to \$200	x		
Attic Insulation (top floor units with attic exposure only) ³	50% up to \$150	x	x	x
Knee Wall Insulation ³	50% up to \$75	x	x	x
Floor / Foundation Wall / Un-Vented Crawlspace Insulation ³	50% up to \$100	x	x	x
Rim Joist Insulation ³	50% up to \$50	x	x	x
Duct Sealing ⁴	50% up to \$200	x	x	
Replace Central AC with ≥ 16 SEER	\$25	x	x	
Replace Heat Pump with ≥ 15 SEER ⁵	\$50	x	x	
Solar Water Heater	\$125	x	x	
Heat Pump Water Heater	\$125	x	x	
Programmable Thermostat	50% up to \$50	x	x	x
Electric Water Heater Tank Wrap	50% up to \$25	x	x	x
Maximum Potential Rebate	\$350			

1. Program Participating Contractors are required to be certified BPI Building Analysts.

2. Contractor license must be specific to the improvements being made (i.e., conditioned air, plumbing, etc.).

3. Installation of dense pack or wet cellulose and spray foam insulation is also considered an air sealing improvement. Therefore, for homes with gas heat or gas water heaters, dense pack or wet cellulose and spray foam insulation must be installed by a Program Participating Contractor who is BPI-certified. A test-in and test-out assessment must be performed. As a result, these improvements are also eligible for the air sealing and assessment rebates. **These additional requirements do not apply for an all-electric home.**

4. A Program Participating Contractor or a licensed air conditioning contractor with Duct and Envelope Tightness (DET) Verifier certification, can seal and test ducts.

5. Heat pump installations may also qualify for a higher rebate during active heat pump rebate campaigns. Visit georgiapower.com to learn more and see if you qualify.

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Individual Improvement Requirements		
Measures	Precondition	Measure Requirements
BPI Assessment	Georgia Power Customer	N/A
Air Sealing	N/A	≥20% reduction in CFM50; pass combustion safety test per BPI standards
Attic Insulation	≤ R-11, Strongly recommend with air sealing	Add ≥ R-19 and/or improve to comply with current state code as structure allows; only units with attics above them qualify for this rebate
Knee Wall Insulation	Un-Insulated; Strongly recommend with air sealing	Add ≥ R-18 with 6 sided air barrier as structure allows
Floor / Foundation Wall / Un-Vented Crawlspace Insulation	Un-Insulated; Strongly recommend with air sealing	1. Add ≥R-11 spray foam or R-13 in cavity with 6 sided air barrier for foundation walls or un-vented crawlspace 2. Floor insulation shall comply with current state code as structure allows and shall be installed to maintain continuous permanent contact with the underside of the subfloor decking; the unit must have an unconditioned space below to qualify
Rim Joist Insulation	Un-Insulated; Strongly recommend with air sealing	Add ≥R 11 spray foam or R-13 in cavity with 6 sided air barrier and/or improve to comply with current state code as structure allows
Duct Sealing	Majority of ducts in unconditioned space	≥30% reduction in CFM25 (or equivalent) through duct system testing
High Efficiency Central Air Conditioning	Unit ≥ 10 years old	Replace AC with a new unit ≥ 16 SEER
High Efficiency Heat Pump	Unit ≥ 10 years old	Replace heat pump with a new unit ≥ 15 SEER
Solar Water Heater	N/A	EF ≥ 2.0 FHR (first hour rating) ≥ 50 gallons
Heat Pump Water Heater	N/A	EF ≥ 2.0 FHR (first hour rating) ≥ 50 gallons
Programmable Thermostat	Standard thermostat or programmable thermostat that is ≥ 10 years old	Must have Intelligent Recovery technology; 7 days, or 5-1-1, or 5-2 day programming per NEMA Standards for Energy Efficiency Requirements for Programmable Thermostats
Electric Water Heater Tank Wrap	≥ 5 years old	Installation of ≥ R-6 insulation blanket on electric water heater only, located in unconditioned space

For more information, please visit georgiapower.com/homeimprovements or call 1.877.310.5607.



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Must be a Georgia Power customer. Rebates good from January 1, 2011 through December 2012. All rebates are subject to limitations, and are subject to change at any time. Customer acknowledges and agrees that Georgia Power's liability and responsibility in connection with any rebate program shall be strictly limited to the making of certain rebate payments to eligible applicants, and that Georgia Power is not making, will not be providing, and specifically disclaims any representations, warranties, covenants, or guaranties whatsoever, expressed or implied, in connection with the equipment or the program itself, including, without limitation, those regarding merchantability or fitness. Warranties with respect to the equipment are strictly manufacturer's warranties, and applicant shall not make, nor have the right to make, any claims against Georgia Power relating to any such warranty. Georgia Power shall in no way be liable or responsible for any equipment installed or any act or omission of any other entity or individual, including, without limitation, any contractor, technician, or other service provider. Georgia Power reserves the right to cancel or modify the rebate program at any time in its sole discretion.