

## **4 Common Mistakes With LEDs**

*Buildings (08/09/17) Woodroof, Eric*

Nationwide, LEDs are replacing most types of lights whether they are fluorescent, high-intensity discharge, or standard A lamps. The article's author shares guidelines that will help building owners and operators avoid common mistakes and capitalize on lessons learned. The first tip is to test sample fixtures. Property management needs to realize that LEDs have a higher efficacy (lumens/watt) than traditional lighting systems. As a result, you may not need to match lumens to get the same lighting level within a room. Also, LEDs are generally pointed down, giving them better targeting. Consequently, more of the lumens exiting the lamp will actually reach the target. A second tip is to buy quality products. LEDs have improved significantly in recent years. But the article's author insists: "Do not buy any LED that does not have at least a five-year, non-prorated guarantee." Also, be sure to buy from a company/product line that is likely to be in existence five years from now and always look for the right credentials when buying LEDs.

A third tip is to gain a thorough understanding of utility rebates. Prior to specifying or purchasing your lights, make sure they meet the criteria for utility rebates. Most utilities will not approve a rebate unless the building's lighting systems meet certain qualifications. A fourth and final recommendation is to budget for replacements in 10 years. LEDs do save energy and maintenance costs. However, owners and operators should not forget to budget for their replacement when the lamps do eventually fail. For many facilities that operate one shift, failure occurs around the 10-year mark.