



*Advice and
financial incentives
to become more
Energy Efficient*

Outstanding Energy Efficiency Award – Residential Multi-Unit Retrofit

Energy Efficient Future for Heritage Building

Jean-Yves Boudreau had purchased a 10 unit rental building in the south end heritage district of Saint John and was about to start his renovations when he met one of Efficiency NB's staff at a non profit group's board meeting. It was then that he learned about the financial incentives available to upgrade existing multi-unit residential buildings for improved energy efficiency. He wasted no time and lined up an energy evaluation of the building and then followed through on the recommendations he received in the evaluator's report.

The heating system was the first upgrade Jean-Yves completed and he replaced the old oil furnaces with two new natural gas boilers. Then he replaced the old exterior siding adding one inch Styrofoam underneath. In accordance with the heritage district guidelines Jean-Yves upgraded the windows with wooden ones with low-e and argon gas and he added insulation to the basement, ceilings and walls.

Before he bought the building it was in such disrepair that there was a chance it would be condemned. With the upgrades and renovations he's done, Jean-Yves feels confident that he made a wise investment. The energy evaluator's report he received helped guide his renovations and Jean-Yves says he is saving about \$6,000 a year in energy costs. He estimates he will recover his investment in less than 10 years. If energy rates increase Jean-Yves says that timeframe will shorten.

The energy efficiency upgrades improved the building's EnerGuide rating from 22 to 54 and decreased its green house gas emissions (GHG) by 19.67 tonnes per year. Jean-Yves was glad to learn about the program just in time to be able to benefit from the incentives available. He encourages other building owners to look into how they can also benefit from the program.

Several of his tenants were living in the building before he began to do his work and they have really noticed a difference in the comfort level. It is warmer in the winter and cooler in the summer and it is also quieter due to the increased insulation levels. "I think the program was great. I got a big piece of my investment back right away, my property's value has increased and I am also saving on the energy," said Jean-Yves.

The renovation project was chosen for a Premier's Awards for Energy Efficiency for a multi-unit residential building retrofit. This is the second award Jean-Yves has received for the Queen Street building. This winter he also received a City of Saint John Heritage award for the work he did to maintain the heritage look of the building.