



# Notice No: 07-22

**APPLICABLE TO:**

**DATE: November 26, 2007**

<input checked="" type="checkbox"/>	<b>Municipal &amp; Private Non Profit</b>
<input checked="" type="checkbox"/>	<b>Co-operatives</b>
<input checked="" type="checkbox"/>	<b>Federal Non Profits</b>
<input type="checkbox"/>	<b>OCHAP/CSHP</b>
<input type="checkbox"/>	<b>Rent Supplement</b>

<input type="checkbox"/>	<b>Mandatory</b>
<input checked="" type="checkbox"/>	<b>For Information</b>

**SUBJECT: Energy Conservation Measures**

**Background**

The cost of energy production and the negative toll on our environment has been steadily increasing over the past decade. All levels of government have created incentives for private citizens and business to reduce energy and thereby reduce consumption.

Niagara Regional Housing owns and operates housing communities throughout Niagara region. The purpose of this notice is to give housing providers information related to:

- the energy conservation measures undertaken by NRH since 1994;
- the conservation measures that are being considered by NRH; and,
- energy conservation practices that can be implemented by housing providers to reduce their overall energy costs.

**Energy Conservation Measures Undertaken by NRH**

The following chart identifies the conservation measures undertaken by NRH since 1994.

<b>Type of Unit</b>	<b>Energy conservation Measures</b>
Furnaces	Furnaces were replaced with new gas fired mid-efficiency furnaces;
Boilers	Old boilers in high-rise buildings were replaced for more efficient operations;
Refrigerators & Stoves – Senior Units	Old appliances were replaced with: 12 cubic foot refrigerators in senior units (Energuide rating 406 kWh per yr); and energy efficient stoves;
Laundry Equipment (owned)	All dryers have been converted to gas;
Bathroom Upgrades	Water conservation fixtures installed – low flow flush toilets, showerheads and taps;

Type of Unit	Energy conservation Measures
Doors	Wooden doors were replaced with steel doors with magnetic seal; Full screen doors were replaced with combination storm/screen door in high-rise units to limit heat loss;
Hallway Lighting-Highrise & Lowrise	Incandescent lighting changed to T-12 fluorescent (1990); Currently, a program is in place to replace T-12 with more energy efficient T-8 fluorescent;
Air Make Up Units	Conversion of electric air make up units to natural gas;
Windows	Replaced windows with more energy efficient windows;
Exterior Caulking	Replaced exterior caulking to prevent heat loss;
Insulation	Upgraded to 1990 standards (R12 walls and R20 ceilings);

### Energy Conservation Measures Under Review by NRH

Energy conservation measures are always changing and improving as new technologies become known and old technologies are repackaged (sun and wind). Included for information purposes is a list of conservation measures under review by NRH (*Appendix A*).

### Housing Provider Energy Conservation Practices

Through various common maintenance practices, energy conservation measures can be incorporated into the housing provider's day-to-day work. The following examples illustrate some common conservation practices that will assist providers in achieving energy savings:

Item	Energy Conservation Measure
Air Make Up Units	Turn off from 11:00 pm to 7:00 am to save energy costs when common areas least require pressurization – use timers
Air conditioners	Consider surcharge for air conditioner units; Review and consider minimum efficiency standards for window air conditioners; Consider air conditioner sleeves to reduce wear and tear on windows and ease of use for tenants – units will not have to be removed in the fall;
Energy Bills	Review all energy bills for reasonableness of charges; Where feasible, renegotiate rental costs with energy companies;
Laundry Concessionaire Contracts	Request energy savings washers and dryers in all requests for proposals (RFP) for new laundry contracts; consider front load washers as they use 40%-50% less water;
Building Inspections	Inspect buildings annually to ensure that door closures, smoke detectors, furnaces, toilet tanks and faucets are operating as designed; take immediate action on items where safety and/or energy waste is identified;
Tenant/Member Education	<u>Energy Conservation Kits:</u> Obtain energy conservation kits provided by major utility companies for tenants/members– (conservation handbooks, LED Christmas lights, energy saving light bulbs, plug insulators, etc.);

Item	Energy Conservation Measure
	<u>Posters/Information:</u> Provide information on provider's actual energy costs displayed in the common area to help tenants/members better understand the utility costs required for the complex; discuss energy costs and energy conservation measures at each board meeting and members' meetings;
Capital Work	Incorporate energy conservation measures into all capital work;
Grants	Investigate energy conservation grants and programs – from local utility corporations, Social Housing Services Corporation and other organizations.

### **Service Manager's Role:**

NRH has identified energy conservation as a high priority and has invested significant resources into the implementation of energy conservation measures in the NRH units. Starting in 2008, NRH will play a greater role in identifying and coordinating energy conservation grants, programs and measures for housing providers.

### **Housing Provider's Role:**

Housing providers are encouraged to investigate and implement energy conservation programs and measures that will reduce their overall energy costs. One priority for housing providers should be the review of their day-to-day maintenance practices to incorporate energy conservation measures.

Housing providers, who are interested in participating in upcoming energy conservation programs, should email [deborah.firmin@regional.niagara.on.ca](mailto:deborah.firmin@regional.niagara.on.ca) with their contact information, and provide a list of energy conservation work that is planned in the next two years.

If you have any other questions or concerns regarding this notice, please contact your Housing Administrator at (905) 682-9201.

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Lora Beckwith, General Manager

Attachment: *Appendix A* - Energy Conservation Measures under Review by NRH