

Energy Performance Case Study



Clements Green, Vancouver, BC

55%

Gas Savings

47%

Hot Water Savings



66 tons/yr

GHG Savings

2.2 yrs

Payback Period

Building Information

Type: Multi-unit residential strata
Units: 55
Year Built: 2005
Energy Installation Completed: 2006
Building Developer: UBC Properties Trust

Mechanical Systems:

- 2 gas fired boilers
- heated make up air unit
- in-suite electric base board heaters
- geothermal heat exchange

Energy Management Systems Installed

- Controls on the domestic hot water boilers
- Controls on the makeup air unit for hallway fresh air
- In-suite metering for domestic hot water
- Temperature set points for the geothermal loop

Energy Savings	Natural gas Use per year	Hot water Use per year
Before EMS	2,415 GJ	5.30 million L ¹
After EMS	1,083GJ	2.82 million L
Total savings	1,332 GJ (55%)	2.5 million L (47%)



Installation Cost: \$59,000
 Annual Savings: \$26,345²
 Payback Period: 2.2

years

¹Baseline water use based on national average of 330 litres per person per day

²Savings based on \$9.85/GJ avg. last 3 years

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