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Energy Efficient*

Jennifer Worden- Residential Multi-Unit Retrofit Award winner

Jennifer Worden made the plunge into home ownership with a real “fixer upper”. The two-unit building she purchased on the west side of Saint John needed a complete overhaul. Built in 1900, the building’s walls were never insulated so it was far from energy efficient with an initial EnerGuide rating of zero.

Jennifer learned about Efficiency NB’s energy efficiency program for apartment buildings through a tutorial at her workplace.



She did a great deal of research to aid in the retrofit and learned how to incorporate energy efficiency into the renovations from her energy advisor, Alfred Gordon, who came to do the initial energy assessment on the building. “He was fantastic and spent a couple hours with me being very thorough and taking the time to explain things well. I think, in the end, I took every bit of his advice,” she says.

That advice included insulating the walls by adding exterior insulation under new vinyl siding and insulating the basement walls, headers, and ceiling which made a huge difference to her tenant’s energy bill, lowering it by nearly \$150 a month. “I actually discounted their rent in the first year, before the renovations, because their energy bills were so high,” Jennifer says. Previous owners had already insulated the attic after restoring the roof.

Jennifer credits her father, Rick Worden, an accomplished carpenter, and other family members for helping her complete all the recommended upgrades contained in the energy advisor’s report. In addition to the added insulation they carried out air sealing and replaced several windows with ENERGY STAR windows with low e argon gas. The best news is that the work has paid off. Jennifer’s building’s zero EnerGuide rating increased to a 57!

Efficiency NB chose Jennifer’s building for an award because it had the largest rating (going from an EnerGuide zero to EnerGuide 57) of all the apartment buildings that participated in the program in 2010.

Jennifer carried out the extensive upgrades with the help of Efficiency NB. “If it weren’t for the program and the funding I may not have done a lot of the things I did, so soon after purchasing the property,” she says. Jennifer has freely shared her experience with friends and family members along the way and highly recommends the program to others.



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