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financial incentives
to become more
Energy Efficient*

John Howard Society of Southeastern New Brunswick Inc.- Residential Multi-Unit New Construction Award Winner

The John Howard Society's multi-unit apartment building nicely illustrates the benefits of upfront investments in energy efficiency for long-term payoffs in reduced energy bills.

Flander's Court Residence is an 11,000 square foot, 10-unit building that offers lodging for men between the ages of 18-60 who have struggled with housing. The building also hosts the John Howard Society's main office and a space for social support programs. The energy efficient building is equipped with Energy Star appliances and geothermal in-floor radiant heating.



Building a facility that offers housing has been a long-held dream for Joanne Murray, executive director of the John Howard Society of Southeastern New Brunswick Inc. But it was not until six years ago that the dream began turning into a reality when the John Howard Society's main office had to move out of its long-time site near downtown Moncton.

"We got serious then about the idea of constructing a new office, one that could offer housing to our clients as well support services on-site," says Joanne.

The JHS hired Denis Rogers to oversee project management of the construction. Denis says a number of factors contributed to the energy efficient build. "Being a non-profit, having clients that are not able to contribute to heating costs and seeing that future electricity costs are unstable; all those factors swung us towards geothermal," he says.

By building to achieve a high EnerGuide rating of 86 the John Howard Society will save as much as 50% in heating and hot water costs compared to typical commercial buildings. "The decision was a no-brainer," says Denis. The energy savings, along with a grant available through Efficiency NB, resulted in a payback of eight years on the geothermal heat pump.

The Society also decided to incorporate sustainability throughout the building, constructing with a "principled design and build" in mind. "We wanted a building that would reflect the principles that are important to the John Howard Society," says Joanne.

"One of the fundamental things we do at John Howard Society is incorporate an element of building self-sufficiency into just about every service we provide; we give people skills so that they can sustain themselves for the rest of their lives and we wanted the building to reflect those values," says Joanne.

The energy-efficient building serves as a model for residents, says Joanne. "It shows that it pays to invest a little--or a lot-- at the beginning but in the end there is a huge pay-off," she says.



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The superior insulation levels and high efficiency heating and ventilation systems have resulted in a building with low heating costs. Further, the building's heat loss is dramatically reduced by R20 insulation beneath the floor slab combined with in-floor radiant heat. The building is also able to recover 20% more heat through the use of an exceptionally high efficiency Heat Recovery Ventilation system.

The John Howard Society couldn't be happier with their investments in an energy efficient building. "I was really happy to go to the board with our first heating bill," says Joanne. The highest bill they've received this winter totaled \$1565-- and that's for 10 apartments plus office space. The building, rated at an EnerGuide 86, consumes an amazing 50% less energy than a similar sized building built to an EnerGuide 80.

Efficiency NB chose the John Howard Society Center & Residences as the recipient of the new Multi-Unit Residential Buildings Program because it was the program's best performer in 2010 with an EnerGuide rating of 86.