

RISING OCCUPANCY COSTS?

Building owners and investors are facing rising occupancy costs and higher greenhouse gas emissions.

According to the National Round Table on the Environment and the Economy, Canada's commercial building sector accounts for 14% of end-use energy consumption and 13% of the country's carbon emissions. **Existing energy efficient technologies could reduce costs to businesses and consumers.** However, these technologies are not being adopted, resulting in a continued increase in energy use and carbon emissions.

See our video presentation

on building recommissioning for owners
and property investors:

www.canmetenergy.nrcan.gc.ca/rcx_video.html



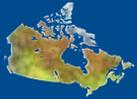
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Additional brochures are available at the following address:
Natural Resources Canada
1615 Lionel-Boulet Boulevard, P.O. Box 4800
Varennes, QC, J3X 1S6
Website: www.canmetenergy.nrcan.gc.ca



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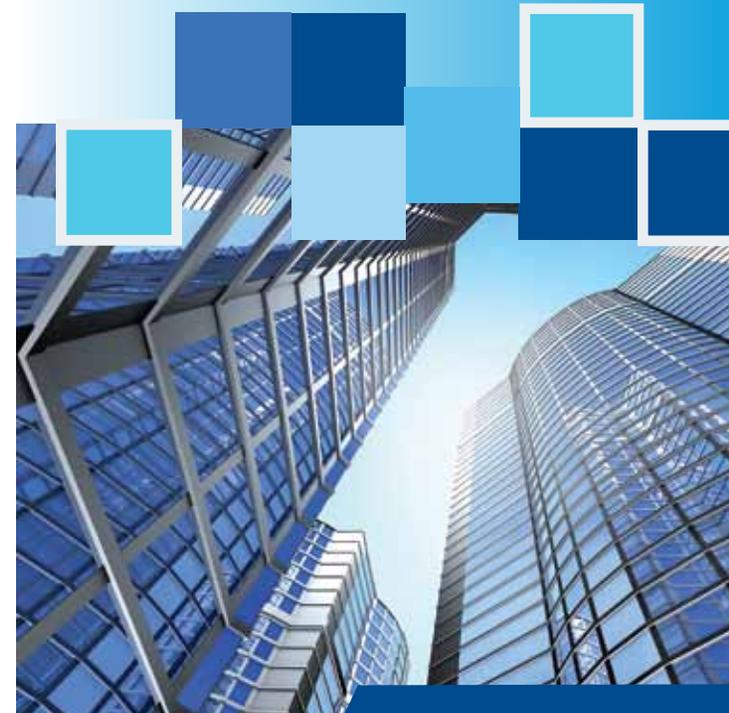
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Building Recommissioning

for Commercial and Institutional Buildings

Opportunities for
Owners and Property Investors



Canada

Recommissioning Can Help Lower Occupancy Costs and Greenhouse Gas Emissions

A Spectrum of Opportunities

OPTIMIZING

Building recommissioning is a proven quality and risk management process and a low-cost approach to optimize energy efficiency:

- Assess current operational conditions of mechanical equipment, lighting, and related controls
- Pinpoint easily fixable problems that can be solved rapidly
- Improve the building's overall energy usage by optimizing energy-efficient equipment performance and system integration
- Plan for future improvements to ensure the long-term energy efficiency and sustainability of building systems

Building recommissioning can be implemented quickly and inexpensively:

- Achieve an estimated 10-15% energy savings with a return on investment typically seen in less than three years
- Save associated costs (e.g., improved equipment performance) that increase the asset value of the property
- Improve the quality of a building's indoor environment
- Realize an additional savings of 5% by reducing electricity demand in peak periods
- Convert energy savings into greenhouse gas emission reductions

The Real Property Association of Canada has established a goal to reduce energy consumption for office buildings by 20 equivalent kilowatt-hours of total energy use to be achieved by 2015. The Association is recommending that its members achieve this goal through benchmarking, operational improvements and **recomissioning** before taking on capital retrofit projects.

MAXIMIZING

Building recommissioning extends further than optimization by encouraging owners and investors to participate in "green" programs:

- Green programs (LEED and BOMA BEST)
- Sustainability ratings and ISO 14064
- Greenhouse gas offset markets
- Community Energy Plan (CEP) leadership
- Labeling program leadership

Building recommissioning can help owners and investors take advantage of "green" opportunities which can result in many benefits:

- Jump ahead on the learning curve before new regulations take effect
- Enhance public perception and loyalty from occupants
- Adopt and promote ethical values
- Allow for sound financial decisions

The Canadian Green Building Council's LEED-EB program supports the use of building **recommissioning** for the following activities: investigation and analysis, implementation of minor improvements, identification of planned capital projects and monitoring of changes in facility occupancy and usage.

CONSERVING

Energy costs are projected to increase dramatically in the future. The greatest conservation opportunities are in energy efficiency and demand management areas:

- Support implementation of demand-side strategies and conservation measures
- Help keep the energy supply reliable and affordable

Building recommissioning can help owners and investors avoid future utility costs and higher pricing :

- Offset the overwhelming effect of new building functionality
- Contain future price increases
- Reduce peak demand with conservation measures
- Participate in price lowering programs

According to the Canadian Electricity Association, Canada would need to increase its energy generation capacity by 25% by 2025 to satisfy high electricity demand at a time the North American grid is facing transmission and labour constraints. In order to shift the use of electricity from peak time to non-peak time, Ontario has announced it will reduce by 20% the use of electricity by 2025 through voluntary participation in conservation efforts.

