

Rebates on Energy-Efficient Home Improvements

Deep Home Energy Retrofit Program

For residents, businesses, community and Indigenous governments, and non-profit organizations

The Arctic Energy Alliance (AEA) provides rebates to help owners of older, less energy-efficient homes in the Northwest Territories (NWT) to reduce the costs and greenhouse-gas emissions associated with heating their homes. These rebates can help homeowners offset the costs of upgrading their insulation, windows, air sealing and heating systems.

Beyond the savings in energy, costs and greenhouse gases, the program provides other benefits for northerners. For example, it can build knowledge and capacity among installers and suppliers of high-efficiency equipment, and among residential contractors that do building-envelope renovations such as improving insulation and reducing air leakage.

To be eligible for all other rebates under this program, exterior wall insulation is required.

Who can apply?

Anyone from the following groups can apply, as long as they own a home in the NWT:

- Individual homeowners
- Businesses
- Not-for-profit organizations
- NWT community and Indigenous governments

What homes are eligible?

- Single-family detached houses
- Row housing units (two or more horizontally attached houses), not exceeding three stories

To be eligible, you must have both a pre-retrofit and a post-retrofit EnerGuide evaluation completed on your home by the AEA (see page 4 for more information on home energy evaluations). If the AEA has already conducted a pre-retrofit evaluation on your home, but you have not yet upgraded your exterior wall insulation, you will not need to book another pre-retrofit evaluation; however, you will need a new renovation upgrade report from the AEA, at a discounted fee.

Multi-unit residential buildings, such as apartment buildings, are not eligible under this program.

What rebates are available?

Rebate amounts vary. You must upgrade your exterior wall insulation to be eligible for other rebates under this program.

The maximum rebate you can receive for one house is \$20,000.

Owners of multiple houses can apply for rebates on up to five houses per year. Each house is eligible for a rebate up to the \$20,000 maximum.

For a full rebate, qualifying products (insulation, windows and heating systems) must be purchased in the NWT. Qualifying products purchased outside the NWT, but within Canada, are eligible for 50% of the rebate amounts listed below.

Exterior wall insulation

- **Up to \$8,000.**
- To be eligible for all other rebates under this program, exterior wall insulation is required.
- Under this program, the rebate you receive will be double that of the AEA's rebate program for energy-efficient products (the Energy Efficiency Incentive Program).
- See the application form for minimum required insulation levels.

Other home insulation

- **Up to \$5,000.**
- Includes insulation of attics, ceilings, exposed floors, basements, basement headers and crawlspaces.
- Under this program, the rebate you receive will be double that of the AEA's rebate program for energy-efficient products (the Energy Efficiency Incentive Program).
- See the application form for minimum required insulation levels.

Windows

- **\$250 per window**, up to 12 windows (maximum \$3,000).
- Must replace existing windows.
- Must be ENERGY STAR® Canada certified.
- Must be full-frame retrofits (not window inserts).
- Must have a U-value (rate of heat loss) no higher than 0.21 BTU per hour.

Air sealing

- **Up to \$1,000.**
- The rebate you receive will be based on the reduction of your home's air leakage, as measured by the AEA during pre-retrofit and post-retrofit home energy evaluations (see page 4 for more information on energy evaluations).
 - \$500 for a minimum 10% reduction in air leakage
 - \$750 for a minimum 20% reduction in air leakage
 - \$1,000 for a minimum 30% reduction in air leakage

Primary heating systems

- **Up to \$3,000.**
- Under this program, the rebate you receive will be double that of the AEA's rebate program for energy-efficient products (the Energy Efficiency Incentive Program).
- See the application form for required heating system efficiency levels.

Shipping

- **Up to \$2,000.**
- Helps cover the cost to ship materials to NWT communities without year-round road access.

Bonus rebate

- **Up to \$4,000.**
- The AEA will provide a bonus rebate for any home that achieves a significant reduction in its annual energy use (measured in gigajoules).
 - \$1,000 for a 20% reduction in annual energy use
 - \$2,000 for a 30% reduction in annual energy use
 - \$3,000 for a 40% reduction in annual energy use
 - \$4,000 for a 50% reduction in annual energy use
- Annual energy use will be measured by the AEA during pre-retrofit and post-retrofit home energy evaluations (see page 4 for more information on energy evaluations).

How do I receive a rebate?

1. Book a pre-retrofit EnerGuide home evaluation with the AEA (by phone, in person at an AEA office or online at aea.nt.ca).
2. An AEA registered energy advisor will conduct the evaluation (either in person or remotely), and will then analyze the results and provide you with an EnerGuide label, a homeowner information sheet and a renovation upgrade report (see page 4 for more information).
3. Choose a contractor and complete the recommended energy-efficiency upgrades to your home.
4. Book a post-retrofit home evaluation with the AEA. This evaluation must be completed no later than January 31, 2024.
5. An AEA registered energy advisor will conduct a second evaluation and provide you with a new EnerGuide label and homeowner information sheet, as well as an application form for this program (see page 5 for more information).
6. Within 30 days of receiving your application form, complete it and submit it to the AEA, along with the following documentation.
 - a. Copies of any applicable paid receipts.
 - b. For insulation rebates, photographs that clearly show where the insulation was installed and its thickness.
 - c. For all other product rebates, copies of manufacturer's documents that can demonstrate your products are eligible for a rebate.
7. Receive a rebate cheque from the AEA.

Interim rebates

If your home improvement project involves more than exterior wall insulation you may be eligible for an interim rebate. Talk to us to find out if you qualify.

1. Follow steps 1 to 3 from the “How do I receive a rebate?” section above.
2. When your exterior wall insulation upgrade is complete, contact the AEA to complete an application form and submit any required receipts, photos and other documentation.
3. Pay for your post-retrofit evaluation in advance. The evaluation will be done at the end, when all of your home upgrades are complete.
4. Receive a rebate cheque from the AEA for your exterior wall insulation upgrade and any other upgrades completed to that point.
5. Complete the rest of your home upgrades.
6. Follow steps 4 to 6 from the “How do I receive a rebate?” section above.
7. Receive a rebate cheque for the rest of your upgrades.

Book your pre-retrofit home energy evaluation as soon as possible so you can get started on your project. Each year, the Arctic Energy Alliance receives a set amount of funding from the Government of the Northwest Territories and the Government of Canada for this program. This funding will be distributed on a first-come, first-served basis until all funding has been allocated. It is possible for funding to be fully allocated before the end of the year.

After your pre-retrofit evaluation is complete, you may be pre-approved for a rebate. This means that funding will be set aside for your project regardless of how many other applications are received.

What’s involved in getting my home upgraded and evaluated?

Before applying for a rebate, there are four main steps involved in getting your home upgraded and evaluated.

1. The AEA conducts a pre-retrofit EnerGuide home evaluation.
2. The AEA analyses the results of your evaluation and produces reports for you.
3. You complete the suggested energy-efficiency upgrades from your reports.
4. The AEA conducts a post-retrofit EnerGuide home evaluation.

The AEA’s Registered Energy Advisors use Natural Resources Canada’s (NRCan) EnerGuide home evaluation process to evaluate the energy use of your home, using NRCan’s home energy simulation software. These evaluations help you understand how energy is used in your home so you can make informed decisions when operating or renovating your home, or when purchasing a new one. The evaluations are designed to help you increase the energy efficiency and comfort of your home, while reducing your energy costs and greenhouse-gas emissions.

1. Pre-retrofit home energy evaluation

An AEA energy advisor will visit your home to complete the evaluation. While there, the advisor will:

- Have a conversation with you and other occupants about how you feel the house performs. (Are there cold or drafty spots? Is there condensation or frost on the windows? Do your pipes freeze? Do you have high utility costs? How well are the heating, hot water and ventilation equipment working?)
- Get you to provide a short tour of the house.
- Review the building envelope (ceilings, walls, foundation, windows and doors) measure the interior surface area and determine the existing insulation levels.
- Review the mechanical systems (heating and hot water) and ventilation systems to determine their efficiency and how well combustion gases are vented.
- Review the main electrical and water conservation opportunities that may exist.
- Use a piece of equipment called a blower door to conduct an air leakage test. This test will determine:
 - Whether there is a risk of combustion gases spilling into your house when you are operating a range hood, bathroom fan, clothes dryer or other exhaust appliance.
 - How often the air in your house is exchanged with fresh air—in other words, whether your house is too leaky, too tight, or adequate to maintain healthy indoor air quality.
 - Whether there are any major air leaks and where they are located.

2. Analysis and reporting

Following the pre-retrofit evaluation, the AEA's energy advisor will model your house in home energy simulation software. This will allow the AEA to provide you with the following documents:

- An EnerGuide label, which will give you a rating based on your home's expected annual energy use, and show how your home compares to a typical new house (a house that would be similar to yours, but built to the energy requirements of the 2015 National Building Code).
- A homeowner information sheet, which summarizes the energy used in your home and the details gathered during the pre-retrofit on-site evaluation.
- A report containing a list of recommended energy-efficiency upgrades, including potential energy savings.
 - These recommendations will be prioritized to show you which ones to complete first.
 - The rebates that are available from the AEA will be outlined in the report.

The energy advisor will meet with you to review these documents, focusing on how to take action on the recommended energy-efficiency upgrades.

3. Energy-efficiency upgrades

Once you have determined which upgrades you would like to complete, you are responsible for choosing and paying for a renovation contractor and any products or materials to be installed. The AEA recommends that you get quotes and client references from three different contractors, and speak with those references.

The AEA is able to provide free “house as a system” building-science advice to you and your selected contractor.

You are also responsible for getting any necessary permits, inspections and approvals for your upgrades.

4. Post-retrofit home energy evaluation

You have until January 31, 2024 to complete your upgrades and have the AEA conduct a post-retrofit evaluation.

The post-retrofit evaluation includes:

- A second evaluation of the house, documenting which upgrades you have completed and any other changes to the house that may affect its energy rating.
- A second blower door test to determine the reduction in air leakage achieved by your upgrades, as well as all of the factors included in your first blower door test.
- A discussion about the upgrades you have completed, and the process for getting a rebate.

Within two weeks of your post-retrofit evaluation, the AEA will provide you with the following:

- A new EnerGuide label, showing the post-retrofit energy rating of your house.
- A new homeowner information sheet, showing an updated summary of the energy used in your home and the details gathered during the post-retrofit on-site evaluation.
- An application form, showing the rebates that you are eligible to apply for, based on the energy upgrades you have completed on your home.

Are there any fees involved?

Aside from the costs of the home energy upgrades you choose to complete, there are fees for your pre-retrofit and post-retrofit home energy evaluations. The Government of the Northwest Territories funds a significant portion of the AEA’s cost for these evaluations (including our travel to NWT communities).

You will only have to pay the following:

- Pre-retrofit EnerGuide home evaluation
 - First-time assessment: \$150 + GST = \$157.50
 - Updating a previous pre-retrofit assessment: \$100 + GST = \$105.00
- Post-retrofit EnerGuide home evaluation: \$150 + GST = \$157.50

How are applications evaluated?

All applications are processed in the order they are received by the AEA. An application is considered received by the AEA when it is completed correctly and contains all supporting documents, including copies of paid receipts and ENERGY STAR labels or stickers.

The Executive Director of the Arctic Energy Alliance will be responsible for the final approval of all rebate applications.

What else do I need to know?

You cannot apply for rebates from other AEA programs for the same upgrades. However, you can apply for and receive rebates through other AEA programs for unrelated energy projects.

This program is made possible by financial contributions from the Government of Canada and the Government of the Northwest Territories.

For more information, contact:

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