

Building Energy Audits

For businesses, community governments and non-profit organizations

The Arctic Energy Alliance (AEA) provides building energy audit services for businesses, community governments and non-profit organizations operating in the Northwest Territories (NWT). These energy audits can help organizations find ways to reduce the use of electricity, heating fuel or water, and to save money.

The AEA can professionally analyze the heating and heating controls, air sealing, lighting and lighting controls, ventilation and ventilation controls, hot water and low flow devices, and other building components in buildings to help find the greatest potential financial and greenhouse-gas savings.

What services are available?

Building energy audits, including desktop and on-site audits (see “What are building energy audits and how do they help?” below, for details), which detail building-specific payback analysis.

Who can apply?

- Businesses and not-for-profit organizations with owned or leased assets in the Northwest Territories.
- NWT community governments who provide and deliver community government services such as water, sewer and road maintenance services.

What buildings are eligible?

All buildings to be audited must be owned or leased by the organization requesting the audit. If a building is leased, the organization requesting the audit must pay the utility bills.

What are building energy audits and how do they help?

A building energy audit is a tool to determine how much energy your building uses and to find potential savings. There are two types of energy audits: yardstick audits and targeted audits.

Desktop yardstick building energy audits

The first step in the audit process is a yardstick audit. This type of audit uses utility data—usually from utility bills—to summarize the energy and water use in a building and compare it to benchmarks. Not only does it help find potential savings, but also helps determine if a more in-depth energy audit of the building would be useful. An AEA energy advisor will perform an analysis and create a summary report

for you. After you have had a yardstick audit completed, your AEA energy advisor will discuss the benefits of a targeted energy audit with you.

On-site targeted building energy audits

A targeted energy audit is a more in-depth process and involves an AEA energy advisor going through your building. This type of audit helps determine the most beneficial building energy upgrades specifically for your building.

Targeted audits are offered on a first-come, first-served basis, and depend on the amount of funding the AEA receives in any given year. You will need to have a yardstick audit completed before you can receive a targeted audit.

What do I need to do to receive an energy audit?

1. Contact the AEA to express interest and get the application form.
2. Submit the completed application form to the AEA, along with two years' worth of heating, electricity and water data.
3. Wait a few weeks while the AEA completes your yardstick energy audit.
4. Review the summary of your yardstick energy audit with AEA technical staff and decide which buildings will receive a targeted energy audit.
5. (Community governments only) The AEA will provide you with a quote for the cost of the targeted energy audits. Review this quote, obtain Council approval to proceed with the audits and send the AEA written confirmation that the audits have been approved.
6. Meet with AEA staff to complete your targeted energy audits, including providing them with access to buildings and maintenance staff for the days of the site visit.
7. Wait about six weeks while the AEA completes the analysis/reports for your targeted energy audits.
8. Review the reports with AEA technical staff and prioritize your energy upgrade recommendations.
9. Apply for a rebate to help offset some of the cost of implementing the energy upgrade recommendations.

Submit your application as soon as possible. Each year, the AEA receives a set amount of funding from the Government of the Northwest Territories (GNWT) 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. At the discretion of the AEA's Executive Director, and if funding is available, more than one project for one community government may be funded in one fiscal year.

Is there a cost involved?

Yardstick audits are always free.

For **businesses and non-profits**, targeted audits are free.

For **community governments**, we charge a fee to recover some of the costs of doing targeted audits; however, your community government can receive a subsidy of up to \$15,000 to cover this cost.

What costs are not covered?

- Implementation of recommendations from building energy audit reports.
- Community government staff time and expenses related to data collection and assistance with on-site audit visits.

Do we need to get an energy audit done to receive a rebate?

For **businesses and non-profits**, an energy audit is not a requirement to receive a rebate. However, it is a useful tool to help you decide which energy-saving projects to take on.

For **community governments**, we require one of the following to be eligible for a rebate:

- An on-site energy audit conducted by the AEA or a qualified energy professional from another organization
- All of the information needed for the AEA to conduct a yardstick energy audit on all of the buildings you wish to upgrade.

For more information on rebates for building improvements, visit <https://aea.nt.ca/program/building-improvements/>.

Other important information

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. Services and funding in this program will be distributed on a first-come, first-served basis until all funding for the current fiscal year has been allocated. It is possible for funding to be fully allocated before the end of the year.

The Executive Director of the Arctic Energy Alliance reserves the right to make a final decision on all applications.



What are my responsibilities?

- You must provide the AEA with all data requested on the application form (such as heating, electricity and water data).
- (Community governments only) You must pay the AEA for any portion of the targeted audits that exceeds the \$15,000 subsidy, as per AEA's quote, and as approved in advance by Council.

What are the AEA's responsibilities?

If applicable, the AEA will:

- Provide services and funding to you as per your rebate pre-approval, agreed-upon quote or partnership agreement.
- Report details of your project to the GNWT (such as your name, the amount of your subsidy, your project name and description, the total project cost, and the energy and greenhouse-gas savings).

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

For more information, contact:

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