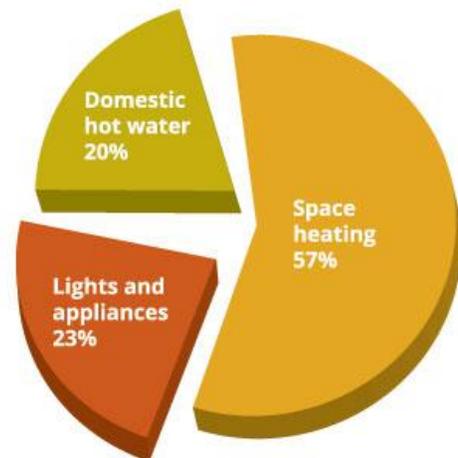


Managing Your Future Energy Bills

Energy costs rank high on the list of ongoing operating expenses, about \$1600 per year for an average Canadian household to heat, cool and operate equipment and appliances. Small businesses can cost more. The most prominent expense is space heating as shown in side chart.

Saving energy has never been more important. While switching fuels is one alternative to reducing costs, all fuels are rising in price and we cannot control them.



What we are lead to believe

Not all measures we read or hear in the news media make sense:

- ◆ Replacing inefficient appliances is helpful and should be done judiciously e.g. in some instances, it may be best to do so at the end-of-life
- ◆ Efficient lighting should be replaced as in most instances it will cost less in the long term
- ◆ Changing our habits e.g. lowering the thermostat setting. This is effective during sleeping and non-occupied hours, but most people want to enjoy warm homes when awake, and are more efficient at work when comfortably
- ◆ Reducing heated areas by zone-control. This may reduce energy consumption but also affects space utilization and local coolness creates other problems such as mould growth

What we do control is our consumption

Government actions requiring minimum heating and cooling equipment and appliance efficiencies have helped to reduce part of our consumption. For example, a new high-efficiency furnace or boiler may save 10% to 20% on heating bill of a leaky building. However, fixing the building can cut energy losses by $\frac{1}{2}$, so the savings from a new furnace will also be cut in half, and it will take longer to pay off new heating equipment.

And, fixing the building has a long lasting effect, whereas new heating /cooling equipment has a typical lifetime of 10-15 years.

Contact us to find out what you can do to come to the best solution for your house of building.