

Energy Efficiency Profile

Briston Manor West - Bedford, NH

Briston Manor West, a senior independent living community in Bedford, New Hampshire, had a lot of trouble with ice dams last winter. This 46-unit collection of single-family apartments had so many air leaks melting the snow that ice dams tore down gutters. Maintenance crews spent countless hours knocking down icicles and trying to remove the ice dams.



Dawn Foote, Property Manager at Briston Manor, in front of the newly-insulated units

Dawn Foote, Property Manager for Avise Properties (the management company of Briston Manor West) realized something needed to be done. She called a heating contractor, who suggested an energy audit through Liberty Utilities. The energy audit uncovered unattached ductwork, insulation issues, and that the heating system vented through the attic, warming the air there and causing ice. A blower door test was used to identify air leakage and other potential energy efficiency improvements.

“Initially, we were just going to insulate the units, but when we found out about the energy efficiency rebates offered by Liberty Utilities, we realized that replacing the furnaces was in the best interest of the residents as well,” Foote said. Though the 46 units are rentals, residents are required to pay for utilities. The units at Briston Manor West qualified for the Home Performance with ENERGY STAR® (HPwES) program for the insulation and air sealing, as well as the ENERGY STAR Appliances program for replacing the furnaces.

Contractors were hired to seal all leaks and add insulation. The contractors used about 28 bags of cellulose per attic. This cut down on all the heated air that was leaking outside and causing melting snow, which in turn caused the ice dams.



Each unit was switched from a furnace with a chimney and combustion air intake from the attic to a sealed combustion condensing



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PROGRAM HIGHLIGHTS

The Challenge:

Hot air from leaky homes caused bad ice dams in the wintertime.

The Solution:

Replaced all furnaces, air sealed each unit, added insulation

The Incentive:

Total cost	\$90,488.64
Total incentive paid	\$78,200
Percentage savings	44%

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Energy Efficiency Profile (continued)

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furnace, which doesn't use any internal air and exhausts through the side of the building. Without a chimney or air intakes, this allows for better sealing, better air quality, and is much more energy-efficient, reducing ice as well.

Liberty also worked with the local electric utility to provide energy-saving improvements to each unit, such as faucet aerators, water-saving shower heads, and LED lighting.



The crew from Yankee Thermal Imaging, one of the contractors at Briston Manor



Performing a blower door test

The HPwES program and ENERGY STAR Appliances programs provided a benefit of \$78,200 from Liberty Utilities, reducing the total project cost by 44%. By taking advantage of both programs, Briston Manor West received a significant savings, and residents will save a great deal of money on their monthly heating bills, that will continue year after year.

The residents at Briston Manor West are very happy with the work done by Liberty Utilities and the contractors. They are looking forward to a winter free of worries about ice!



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