

Small Office Retrofit



Taitem Offices

1625 sq ft
Built in 1910

Improvements:

- Air sealing
- Attic insulation
- Wall insulation
- Storm windows
- Weatherstripping
- Tankless water heater
- Multisplit ductless AC
- Furnace replacement
- Duct sealing
- Duct insulation
- Lighting upgrades
- Vacancy sensors
- Energy Star refrigerator
- Energy Star computers
- Solar PV

Work Completed:

2002 – 2012

Annual Savings:

Electricity: 2000 kWh
Gas: 975 therms
Utility costs: \$1,764

From 2008 to 2012 Snug Planet worked with Taitem Engineering to improve the efficiency and comfort of their office building, a converted single-family home in downtown Ithaca.

When Taitem moved into the space in 2002 they installed energy efficient lighting and replaced an old refrigerator with an Energy Star model. Over the next few years they upgraded their air conditioning system, replaced an old storage water heater with a tankless model and committed to purchasing Energy Star computers.

Looking to cut energy use even further, Taitem contacted Snug Planet. In 2008 a Snug Planet energy audit revealed significant energy saving opportunities in the building envelope and heating system.

Taitem hired Snug Planet to seal air leaks and install cellulose insulation in the attic and walls. These improvements allowed Taitem to replace their old furnace with a much smaller high-efficiency model.

Today Taitem has moved its offices to a nearby building and rents their former office space to local businesses and nonprofits. So far, the efficiency upgrades have reduced the office building's energy use by 60% from 2002 levels. In 2012, Taitem's solar division installed a 6.7 kilowatt photovoltaic array on the roof. The building is now close to reaching the goal of net zero energy consumption.

In The Customer's Words

Along with the dramatic reduction in energy use, tenants repeatedly report the building is much quieter after the energy improvements.

- Ian Shapiro, President, Taitem Engineering

Total Energy Consumption at 109 S Albany St

Energy use dropped by 60% from 2002 to 2012

