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## ≡ CASE STUDY ≡

### **AEROSEAL KEY TO \$37,000 ANNUAL ENERGY SAVINGS FOR NEW JERSEY HIGH-RISE**

#### **Energy Auditors Specify The Use Of AeroSeal To Increase Energy Efficiency And Reduce Duct Leakage by Up to 95% In 23-Story Apartment Building**

Owners of Northgate II, a Section 8 community in Camden, New Jersey, were looking to reduce energy costs associated with its 308-unit apartment high-rise. To receive upgrade funding through the State's Multifamily Weatherization Assistance Program, they had to prove that upgrades would result in substantial energy savings and a payback period of ten years or less. Energy auditors brought in to evaluate and recommend an effective course of action specified changes be made to the building's electrical and mechanical systems. They also insisted that AeroSeal be used to seal leaks throughout the high-rise's entire duct system.

#### **In Brief**

**Property Managers:** Fair Share Development

**Project Contractors:** McDonald Building Co.

**Property Name:** Northgate II

**Type:** Section 8, 23-story high-rise, 308 units

**Goal:** Reduce energy usage by 15% or more

**Before AeroSeal:** Average energy leakage: 971 CFM\*

**After AeroSeal:** Average 83% reduction in CFM loss

**Cost savings:** \$34,000/year from reduced exhaust fan usage. An additional \$3,000/year from increased heating efficiency.

**Payback:** 3-4 years.

*\*Cubic feet per minute*



Northgate II low-income high-rise reduced utility costs \$37,000/year by effectively sealing leaks in its 29 exhaust shafts

An initial audit of the 23-story high rise's ductwork showed that there were thousands of leaks throughout the building's exhaust system. As a result, the two large fans used to draw stale air out of each of the individual apartments consumed a lot of energy to do its job. By effectively sealing the leaks with aeroSeal and updating the system's dampers, the fans' energy use was reduced by more than 217,000 kw/hours – a savings of more than \$34,000 a year in electricity. Building owners also achieved an additional \$3,000 a year in savings through more effective heating.

## Quotes

“Preliminary testing revealed fairly large gaps throughout the building’s vertical exhaust ducts. The Aero seal process fixed that problem and in doing so, significantly improved the efficiency of the building’s two exhaust fans. Aero seal technology played a significant role in helping reduce energy consumption and ultimately meeting the requirements of the State’s Weatherization Assistance Program.”

*John Ambrose, McDonald Building Company*

“Our multi-family building specialists have a keen interest in ventilation systems and the wasted energy that often results from leaky ductwork. Through our ongoing experience with aero seal technology we’ve come to including the aero seal process as a standard recommendation when leaky duct systems are a concern.”

*Don Casper, energy auditor, Steven Winter Associates*

### Aero seal – The Technology

- Developed at Lawrence Berkeley National Laboratory in 1994.
- Research for Aero seal was partially funded by the EPA and the U.S. Department of Energy.
- Aero seal is the only duct sealant technology that is applied from the inside of the duct system. It is delivered as a non-toxic aerosol mist that seeks out and plugs leaks.
- Aero seal has proven to be 95% effective at sealing air duct leaks.

### Aero seal – The Company

- Aero seal LLC is a subsidiary of JMD Corporation. The company is dedicated solely to the support of its dealers and the expansion of Aero seal technology as a primary means of residential and commercial energy conservation.
- Aero seal is the sole owner and licensee of Aero seal technology.
- Aero seal technology was bought by Carrier Corporation in the late 1990s. In 2010, Mark Modera, the inventor of Aero seal, with the support of private equity investors, bought the company from carrier to realize the full potential and benefits of the technology. This led to the launch of Aero seal LLC in 2011.

For more information about the Northgate II Multifamily Weatherization Assistance Program (WAP) or about Aero seal in general, contact Brad Brenner at (503) 736-0610 or email [brad@brennerassociates.com](mailto:brad@brennerassociates.com). You can also visit the Aero seal website at [www.aeroseal.com](http://www.aeroseal.com).

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