



# Energy Efficiency Success Story

## 4305 W. Augusta Blvd., Chicago, IL

### Savings

- **8%** annual savings on natural gas
- **\$810** annual natural gas cost savings\*

### Building Overview

- Building owner: Charles Beck
- Building type: 14-unit brick building
- Heating system: natural gas fired steam boiler

### Upgrades Completed

- Air sealing completed
- Roof cavity insulated
- Steam pipe insulation installed
- Steam balancing of heating system completed
- High efficiency hot water heater installed

### Project Summary

Building owner Charles Beck needed to make improvements to the failing boiler of his 12-unit apartment building located on the West Side of Chicago. His building is one of a few viable housing developments in an area faced with foreclosures and disinvestment.

Beck approached the Community Investment Corporation (CIC) about resources for repairing his boiler. CIC referred him to Elevate Energy for an energy assessment and recommendations on cost-effective energy improvements that could further cut operating expenses in the building.

Elevate Energy conducted the assessment at no cost and connected Beck with a qualified contractor to look at the boiler. It turned out he could completely forego installing a costly new boiler, and instead implement a few efficiency upgrades at a lower cost.



Beck worked with qualified contractors to air seal the building (sealing air leaks), insulate the roof cavity and steam heating pipes, install a high efficiency hot water heater, and balance the heat throughout the building for maximum tenant comfort and optimal efficiency. He is now on his way to cutting his yearly natural gas costs by 33% for annual savings of more than \$3,000.

Joe Minnich of Minnich Insulation is a contractor who worked on Beck's property. Because of his work with Elevate Energy, he has grown his family-owned business and added an additional crew.

### Apply Today

(855) 372-8377  
buildings@ElevateEnergy.org  
**ElevateEnergy.org/buildings**

\* Figures are based on actual bills. Dollar amounts assume \$1.00 per therm for natural gas. Figures have been weather-normalized to account variable year-to-year weather conditions, and as a result, figures stated here will not directly mirror the actual bill amounts that they are based upon.