

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
May 21, 2024 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, Christy Cheever, John S. Francis, Kevin Morrissey, Christopher Garges, Township Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor was also in attendance.

The recording device was turned on.

**I. The meeting was called to order followed by the Pledge of Allegiance.**

**II. Approval of Bills Payable – May 16, 2024**

**Res. 2024-86 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, the list of Bills Payable dated May 16, 2024 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – May 7, 2024**

**Res. 2024-87 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey the Minutes of the May 7, 2024 meeting were unanimously approved as prepared and posted.**

**IV. Announcements / Resignations / Appointments**

Executive Session

Mr. Baum Baicker announced that an Executive Session was held May 21, 2024, prior to the Board of Supervisors meeting, dealing with Zoning and Personnel Matters.

**V. Supervisor Comment**

No Supervisor Comment

**VI. Presentation**

Environmental Advisory Council – Energy Transition Plan Initiative Priorities and Township Energy Audit Presentation

Shannon Pendleton presented the Solebury Township Municipal Building: Energy Audit Case Study (copy of which is attached). Highlights of the presentation include: The Sustainability Subcommittee; why to do a building energy audit; commercial building audits; EAM Energy Audit Report; Major Components of an energy audit; and community case study.

Mr. Francis expressed gratitude to Ms. Pendleton, the Sustainability Subcommittee and Mr. Garges.

Jean O'Connor, resident, questioned the savings and return of investment. Ms. Pendleton advised that a detailed feasibility study would be needed for a realistic answer.

Mr. Baum Baicker questioned the process for the Township and Homeowners to get feasibility statistics.

Mr. Francis and Mr. Garges gave an overview of the history of the Township's furnace.

Stan Marcus, resident, commented on the resource papowerswitch.com, which is available to find electric suppliers and compare energy options for a residence or business in Pennsylvania. Mr. Marcus also commented on the weight of electric vehicles, their quantity of copper wiring and the wear and tear on roadways.

Lorraine Doan, resident, commented on and questioned what happens when the lithium batteries need to be replaced in electric vehicles. Mr. Doan also commented on the sourcing of lithium.

## **VII. Public Hearing**

### Conditional Use - Grace K Farm (6475 Upper York Road, TMP # 41-013-038)

The applicant is seeking a Conditional Use to run underground electrical service from the street through Zone 1 & Zone 2 of the riparian corridor to the two residential dwellings on the property.

*A motion was made by Lesley Marino and seconded by Gretchen Rice to recommend conditional approval of the conditional use application project #CU 24-1, subject to Wynn Associates memorandum dated March 7, 2024, Solebury Township Zoning Officer memorandum dated April 2, 2024, and subject to the boundary line delineation "flagging of the property line in the rear of the cottage" for construction purposes as to not encroach on the adjoining property, and noted as such on the plan.*

Mr. Freed opened the hearing and gave an overview of the project. Mr. Freed presented exhibits with no objections by the applicant.

No Party Status was requested.

The applicant, Grace K Farm was represented by counsel, Timothy J. Duffy, Esq. and Christopher Green, R.L.A, LEED AP, Gilmore & Associates, Inc.

A court stenographer was present to record the hearing testimony.

Following an overview of the project, testimony, conversation between the Board and applicant, and public comment the hearing was closed.

**Res. 2024-88 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to approve the conditional use application of Grace K Farm for new conduit for two emergency backup generators that will traverse the riparian corridor of a tributary stream existing 6475 Upper York Road, Zones one (1) and two (2), subject to the following conditions:**

- 1. The applicant shall proceed in accordance with its application, the plans submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicant.**
- 2. The Applicant shall proceed in accordance with the recommendations of the Township Zoning Officer set forth in his letter of April 2, 2024 and the Township Engineer set forth in his memorandum of March 7, 2024.**
- 3. The Applicant shall proceed in accordance with conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on May 15, 2024, including that the Applicant shall boundary line delineation "flagging of the property line in the rear of the cottage" for construction purposes as to not encroach on the adjoining property, and noted as such on the plan.**

## VIII. New Business

### 415 S. York Road – Request to Amend Waiver of Land Development

Finale Partners, LLC, current owner of 415 S. York Road requested to amend the waiver of the land development. Specifically, relief from conditions prohibiting the sale of alcoholic beverages and licensing of the premises by the PA Liquor Control Board.

The applicant, Steve Grabowski, Finale Partners LLC. was present with counsel John A. VanLuvanee.

Mr. VanLuvanee presented an overview of the request.

**Res. 2024-89 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to approve the request to amend the waiver of land development to lift the restrictions of: No portion of the property shall be used for the sale or distribution of alcoholic beverages; and No portion of the Property shall be licensed by the Pennsylvania Liquor Control Board for the sale or distribution of alcoholic beverages, subject to the condition that a formal application to amend the subdivision waiver is filed with the Township.**

### Zoning Hearing Board Application - Omega Self Storage (6814 Lower York Road, TMP # 41-028-067-001) – Discussion Requested by Applicant

The applicant, Omega Self Storage New Hope LLC, is requesting a variance from the requirements of Sections 27-1704.1.B(5), 27-1704.1.B(6), 2702602.1.W(6), and 27-26305.10.A to expand the existing self-storage facility by constructing a new three story, climate controlled storage structure on site per the attached site plan.

The applicant, Greg Johnson, Omega Self Storage New Hope LLC, was present with Bryce H. McGuigan, Esquire, Counsel and Eric Clase, P.E., Engineer. An overview of the project was presented to the Board.

Discussion included the dimensions of the structure, sight from the roadway, maintenance of landscape structure, solar and access in and out of the facility.

The Board is to take the presented information under advisement. Any change in opinion or position on participating in the Zoning Hearing Board hearing/s is to be discussed between Curtin & Heefner LLP and Bryce H. McGuigan, Esquire.

### Zoning Hearing Board Application – Patrick M. Rommel (6065 Upper Mountain Road, TMP # 41-021-003-001) - Discussion Requested by Applicant

The applicant, Patrick M. Rommel, is requesting a variance from the requirements of Sections 27-404(1)(B)(g), 27-2510(5) and 27-2205(1)(F) to permit the construction of an approximate 974 square foot addition to the right of the existing single-family dwelling located at 6065 Upper Mountain Road, New Hope, Solebury Township, Bucks County and identified as Tax Parcel No. 41-021-003-001.

The applicant, Patrick M. Rommel was present with Michael Malloy, Jr., counsel and Stanley J. Lalka P.E., Crews Surveying, LLC.

Mr. Malloy presented an overview of the project, history and the reasons for the project.

The Board is to take the presented information under advisement. Any change in opinion or position on participating in the Zoning Hearing Board hearing/s is to be discussed between Curtin & Heefner LLP and Michael Malloy, Jr.

Zoning Hearing Board Application – Cherie F. Wright (3691 River Road, TMP # 41-005-032) – Authorization for Solicitor to Attend

The applicant, Cherie F. Wright, is appealing the Zoning Enforcement Notice dated March 28, 2024 regarding an illegal subdivision of the property located at 3691 River Road, TMP # 41-005-032.

**Res. 2024-90 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Township Solicitor to attend the Wright Zoning Hearing Board application hearing/s to represent the Board of Supervisors in this matter.**

Zoning Hearing Board Application – Lisa Pretecum (2481 River Road, TMP # 41-028-068) – Authorization for Solicitor to Attend

This topic was eliminated from the agenda.

Authorization for Township Administration to Draft and Send Letter to Buckingham Township – Wastewater Spray Field

Mr. Morrissey and Mr. Francis expressed interest in supporting Solebury Township residents in this matter.

**Res. 2024-91 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey it was unanimously agreed to authorize the Township Administration to draft and send a letter to Buckingham Township requesting to be included in all appropriate communications involving the planned wastewater spray irrigation field.**

Resolution in Support of America250PA

The proposed resolution endorses America250PA and its mission to educate, preserve and celebrate the rich history and diversity of the state.

**Res. 2024-92 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to approve the resolution supporting the Pennsylvania Commission for The United States Semiquincentennial (America250PA) and send a copy to the Township’s State Senator, State Representative and Pennsylvania State Association of Township Supervisors.**

Farm Accessory Dwelling Ordinance – Authorization to Send to Bucks County and Solebury Township Planning Commissions and Authorization to Advertise

The proposed ordinance amends the Solebury Township Zoning Ordinance establishing conditional use and bulk area regulations for accessory dwellings for agricultural workers in the RA, Residential/Agricultural District and the RB, Residential/Agricultural District. The ordinance has been updated with comments from Township Staff, Solebury Township Farm Committee and Solebury Township Planning Commission

**Res. 2024-93 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to authorize Township Administration to send the Farm Accessory Dwelling Ordinance to Bucks County and Solebury Township Planning Commissions for review, as well as, authorize the advertisement of the ordinance for adoption at the July 16, 2024 Board meeting.**

Resolution Approving Recording the Declaration of Public Trust for the Roeser Tract and Route 202 Parcels

The Roeser tract contains 80 acres located at the intersection of Upper Mountain and Street Roads and several parcels along Route 202 near Reeder Road, the largest being adjacent the site of the former New Hope Diner were acquired using open space funds. The Open Space Act under which the open space fund was established requires that lands purchased pursuant to the Act cannot be disposed of unless approved by the voters of Solebury Township.

The Township Open Space Solicitor has recommended that the Township record a Declaration of Public Trust so that this requirement is placed in the chain of title for these properties. This assure that a future Board of Supervisors will not sell or transfer any of these properties unless their use is restricted to open space or unless the voters in the Township approve such a sale.

John DeAndrea questioned whether the Declaration of Public Trust modified the use restrictions on the properties. It was notated that there were no restriction changes.

**Res. 2024-94 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to approve the resolution for recording a Declaration of Public Trust regarding the Roeser Tract and Route 202 Parcels.**

**IX. Public Comment**

Brooke Frapwell, resident, questioned the construction being done across the road from the Senior Living Facility location. Mr. Garges confirmed that the construction was utility work for the Senior Living Facility.

**X. Adjournment**

The meeting was adjourned at 7:50 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary



Solebury  
a natural choice



## SOLEBURY TOWNSHIP | The Sustainability Subcommittee

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Solebury Township's Sustainability Subcommittee is a dedicated volunteer group who serve the *Environmental Advisory Council*, and *Solebury Township's Board of Supervisors*.

### OUR MISSION

Forward initiatives that will improve Solebury Township's efficiency today on behalf of our community's tomorrow, by overseeing and facilitating the development and subsequent implementation of Solebury Townships Energy Transition Plan (ETP).

### OUR GOALS

1. Determine feasible solutions to transition community energy usage to 100% clean, **renewable electricity by 2035**, and 2050 for heat and transportation.
2. Propose projects, metrics, and budgets related to ETP strategies and initiatives for internal review.
3. Propose community engagement and educational activities to foster support and inclusive decision making for all.

### OUR MEETINGS

Meetings are every 3<sup>rd</sup> Monday, they're virtual, and open to the public.

*Sustainability Subcommittee (SSC) meetings are open for public attendance and advertised in accordance with The Pennsylvania Sunshine Act, 65 Pa.C.S. §§ 701-716. As a subcommittee to Solebury Township's Environmental Advisory Council (EAC), no official Township business is handled during SSC meetings.*

*Connect with US!*





## WHY DO A BUILDING ENERGY AUDIT? | Buildings + Vehicles Create 80% of Emissions

According to data from the *Bucks County Planning Commission + Penn State University*,

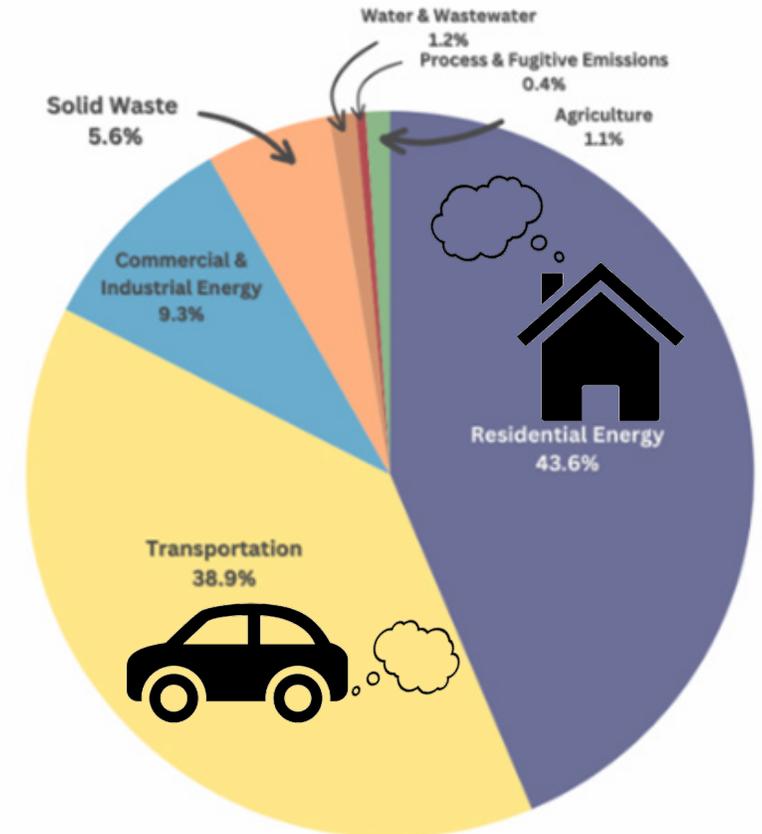
nearly half our emissions come from residential buildings.

In 2023 we conducted a Level 2 ASHRAE Energy Audit of the Township Building to create a roadmap to

increase efficiency, comfort + savings and share...*the Power of a Building Energy Audit*

As a case study for the community.

Carbon Emissions Categories + Takeaways –



2022  
LCAP Data



## COMMERICAL BUILDING AUDITS | What's An Ashrae Level 2 Energy Audit?

ASHRAE is the *American Society of Heating, Refrigerating and Air-Conditioning Engineers*. They advance the built environment by focusing on building systems, energy efficiency, indoor air quality, refrigeration and sustainability, and they set standards that are incorporated into national codes.



Source: ASHRAE's *Procedures for Commercial Building Energy Audits*



# EAM ENERGY AUDIT REPORT | Executive Summary

EAM Associates performed an energy audit at the Solebury Municipal Building at 3092 Sugan Road, Solebury, PA, on May 19th and June 30th of 2023. This work was performed to identify opportunities for energy savings, and increased comfort for the occupants.

**Energy Audit**  
**Solebury Township Municipal Building**  
**Solebury, PA**



**Prepared for:**  
**Christopher Garges – Township Manager**  
**Solebury Township, PA**  
**3092 Sugan Road**  
**Solebury, PA 18963**  
**September 29, 2023**



## Table of Contents

- Executive Summary.....1
- Introduction.....2
- Audit Team & Test Equipment Used.....3
- Building Floor Plan.....4
- Field Inspection Data.....6
- WUFI Energy Model Existing vs. Proposed Design Reports.....27
  - “Before” Existing Conditions Reports.....29
  - “After” Proposed Post-Rehab Reports.....58
- Projected Energy Savings Tables.....87
- Refined EIA CBECS 2018 Energy Intensities Table.....91
- Energy Audit Findings & Recommendations.....97
- Field Inspection Photo Record\* .....105

\*Photo Record is internally numbered from Page 1 to 203

*The ultimate end-users of the data and conclusions obtained from the audit will be the principal stakeholders listed below:*

Owner/Developer: SOLEBURY TOWNSHIP, 3092 SUGAN ROAD, SOLEBURY, PA, 18963  
 Sustainability Consultant: SANDERSON SUSTAINABLE DESIGN, NEW HOPE, PA 18938  
 Energy Consultant: EAM ASSOCIATES INC, 2640 ROUTE 70 BUILDING 1B, MANASQUAN, NJ 08736



## ENERGY AUDIT | Major Components

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**1. BUILDING PROPERTIES** Dimensions / Constructions / Specifications

**2. FIELD INSPECTIONS**

- *Walk-through survey*
- *Discussion with occupants / staff*
- *Identification of potential capital improvements + savings*
- *Blower Door Test*
- *Duct Blaster Test*
- *Data collection for envelope, MEP, etc*
- *Infrared / Thermal Photography*

**3. AUDIT REPORT**

**4. ENERGY MODEL** Existing Building

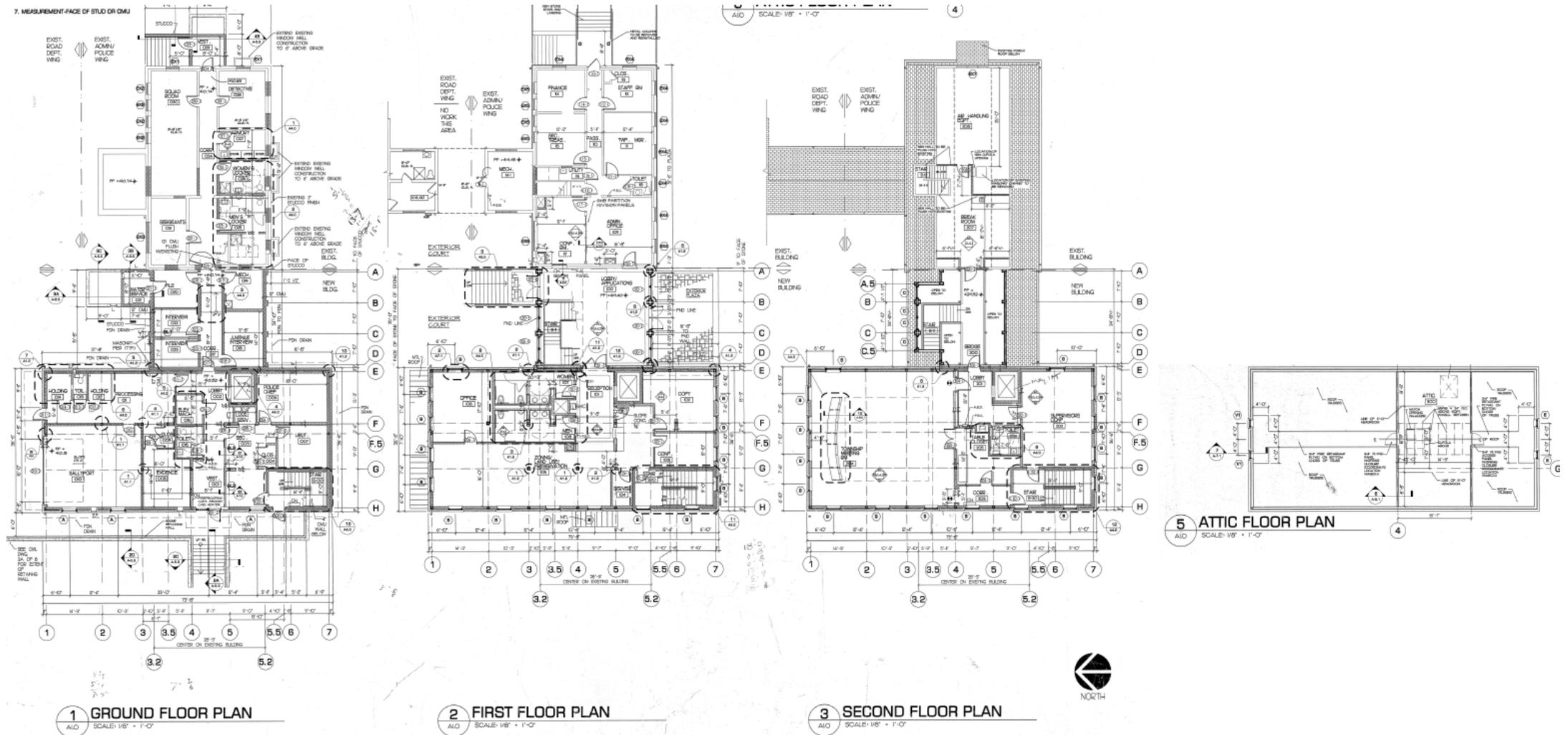
**5. ENERGY MODEL** Proposed Improvements

**6. RECOMMENDATIONS** Analysis and savings potential

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# ENERGY AUDIT | Building Properties



NORTH



## ENERGY AUDIT | Field Inspections Testing Equipment

1. **Manometer** Energy Conservatory Digital Manometer DG-1000
2. **Blower Door** Energy Conservatory Series 3 Blower Door
3. **Ductblaster** Energy Conservatory Series B Ductblaster
4. **Moisture Meter** Extech Moisture Meter MO210
5. **Infrared Camera** FLIR Series E8 Infrared Camera
6. **Thermistor** Cooper-Atkins Temperature/Humidity Thermistor SRH77A
7. **Flow Hood** Alnor Flow Hood Model EBT731





## ENERGY AUDIT | Field Inspection Data - Table Of Contents

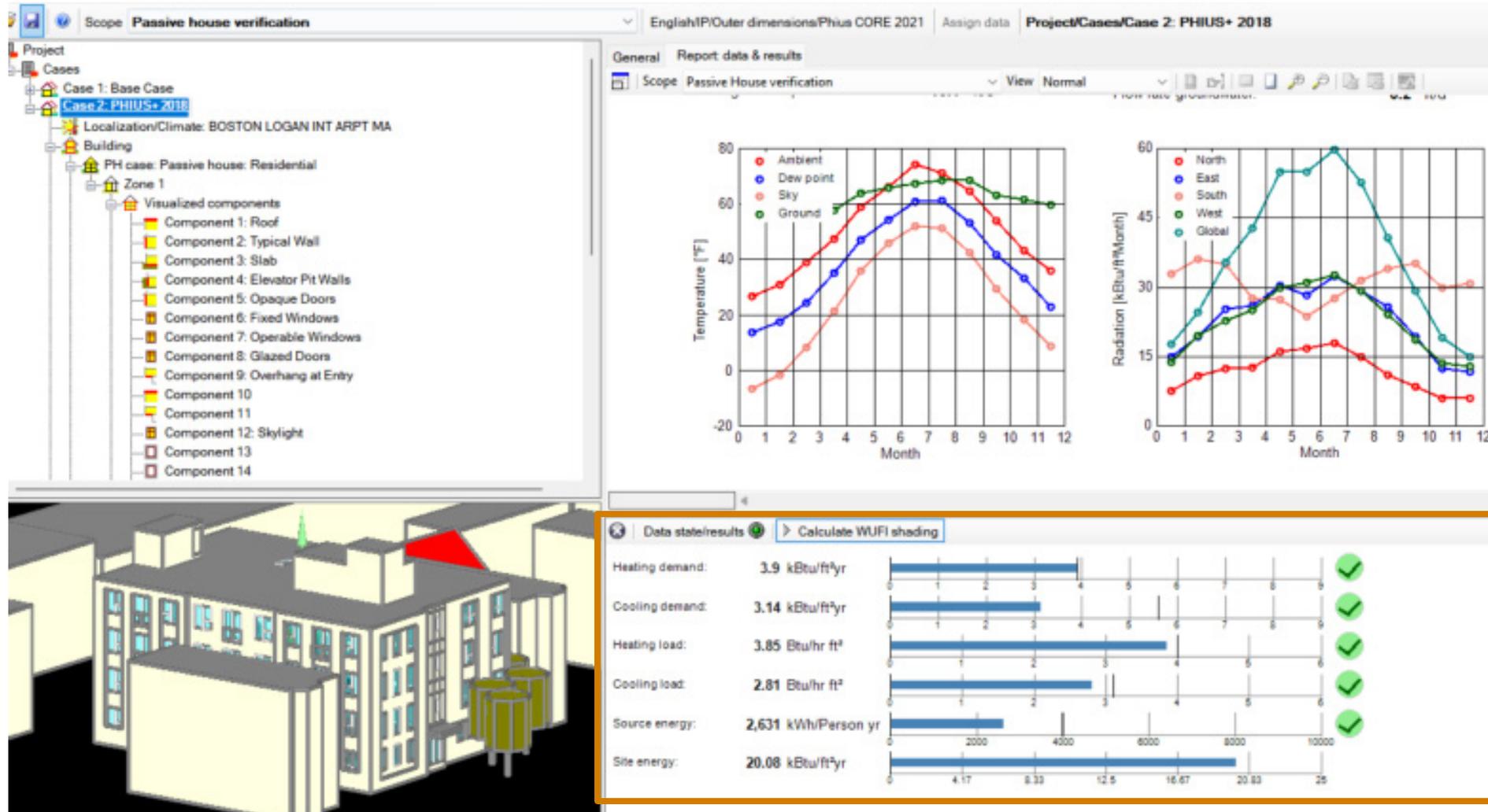
1. AREA IDENTIFICATION
2. UTILITY DATA
3. DIAGNOSTIC TESTING
4. ENVELOPE SUMMARY
5. LIGHTING SCHEDULE
6. LIGHTING CALCULATION
7. EQUIPMENT SCHEDULE
8. AIR TESTING DIAGRAMS
9. NEW BUILDING ATTIC PLANS
10. ATTIC ENVELOPE DEFICIENCY PHOTOS

### Example of Area Identification (sf)

Project Information	
Number of Building Types	1
Number of Building in Project	1
Number of Residences in Project	0
Total Square Footage	13,988
Building Information	
Building Type 1	
Building Type	Municipal
Building Name/Nickname	Administration Bldg
Number of Buildings	1
Number of Stories	3
Year(s) Built	2004
Building Areas (SQFT)	
Lobby	1157
Public Restroom	460
Mechanical Room	970
Storage	260
Community Kitchen	650
Community Room	1544
Office Space	6403



# ENERGY AUDIT | Energy Model - What Is A "WUFI" Energy Model?



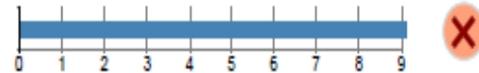


# ENERGY AUDIT | Energy Model - Heating + Cooling Demands + Loads

## EXISTING

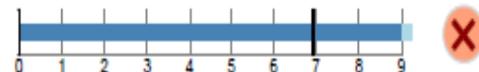
### Heating demand

specific: 37.86 kBtu/ft<sup>2</sup>yr  
target: 27.1 kBtu/ft<sup>2</sup>yr  
total: 529,545.17 kBtu/yr



### Cooling demand

sensible: 18.11 kBtu/ft<sup>2</sup>yr  
latent: 2.45 kBtu/ft<sup>2</sup>yr  
specific: 20.56 kBtu/ft<sup>2</sup>yr  
target: 6.9 kBtu/ft<sup>2</sup>yr  
total: 287,594.2 kBtu/yr



### Heating load

specific: 24.08 Btu/hr ft<sup>2</sup>  
target: 22 Btu/hr ft<sup>2</sup>  
total: 336,807.88 Btu/hr



### Cooling load

specific: 7.75 Btu/hr ft<sup>2</sup>  
target: 3 Btu/hr ft<sup>2</sup>  
total: 108,431.61 Btu/hr



## PROPOSED

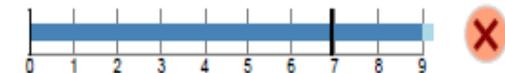
### Heating demand

specific: 26.18 kBtu/ft<sup>2</sup>yr  
target: 27.1 kBtu/ft<sup>2</sup>yr  
total: 366,137.81 kBtu/yr



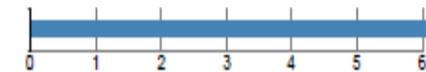
### Cooling demand

sensible: 12.92 kBtu/ft<sup>2</sup>yr  
latent: 1.52 kBtu/ft<sup>2</sup>yr  
specific: 14.45 kBtu/ft<sup>2</sup>yr  
target: 6.9 kBtu/ft<sup>2</sup>yr  
total: 202,050.92 kBtu/yr



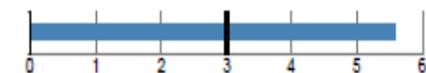
### Heating load

specific: 17.09 Btu/hr ft<sup>2</sup>  
target: 22 Btu/hr ft<sup>2</sup>  
total: 239,017.54 Btu/hr



### Cooling load

specific: 5.6 Btu/hr ft<sup>2</sup>  
target: 3 Btu/hr ft<sup>2</sup>  
total: 78,319.94 Btu/hr



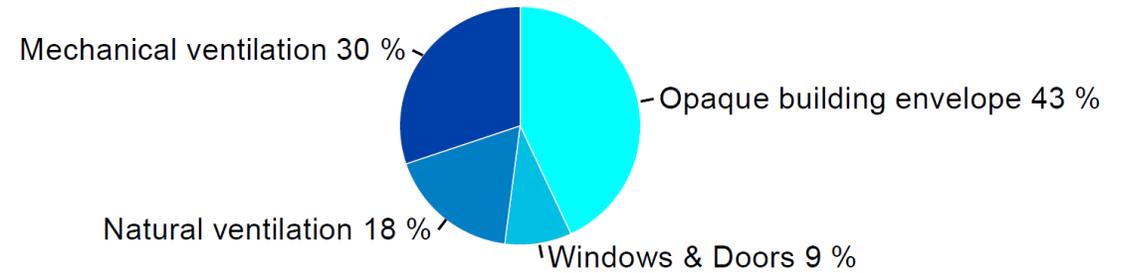


## ENERGY AUDIT | Energy Model - Heating Losses

### EXISTING

#### Heat losses

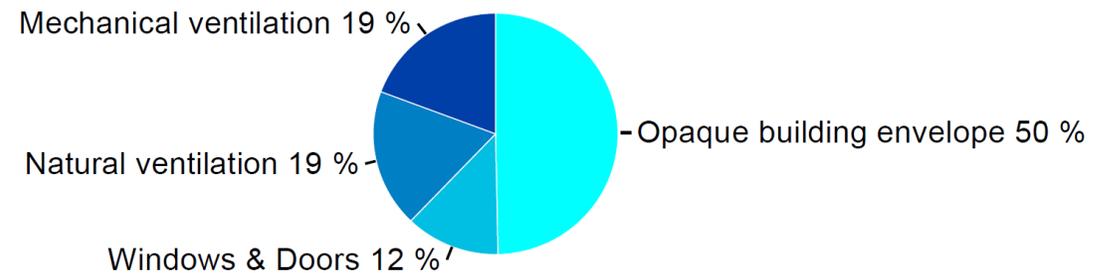
Opaque building envelope:	<b>374,494</b> kBtu/yr
Windows & Doors:	<b>78,115</b> kBtu/yr
Natural ventilation:	<b>154,588</b> kBtu/yr
Mechanical ventilation:	<b>262,450</b> kBtu/yr



### PROPOSED

#### Heat losses

Opaque building envelope:	<b>311,020</b> kBtu/yr
Windows & Doors:	<b>78,113</b> kBtu/yr
Natural ventilation:	<b>115,881</b> kBtu/yr
Mechanical ventilation:	<b>120,910</b> kBtu/yr





# ENERGY AUDIT | Energy Model - Annual Site Energy Report (kWh/yr)



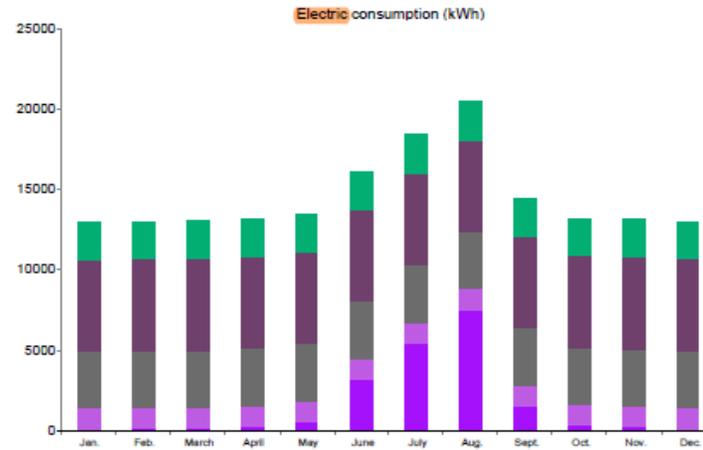


# ENERGY AUDIT | Energy Model - Monthly Site Energy Report (kWh)

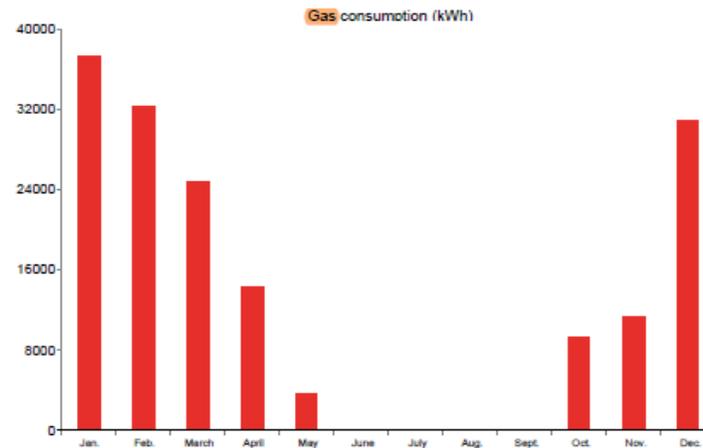
- Space heating
- Space cooling
- Hot water
- Auxiliary energy/fans
- Large appliances
- Lighting
- Miscellaneous loads
- Renewable electricity production

ELECTRICITY

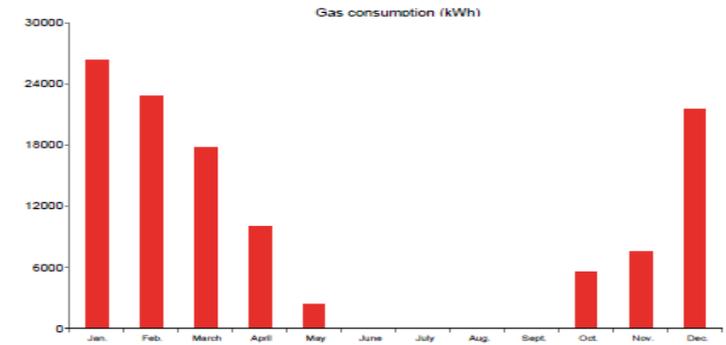
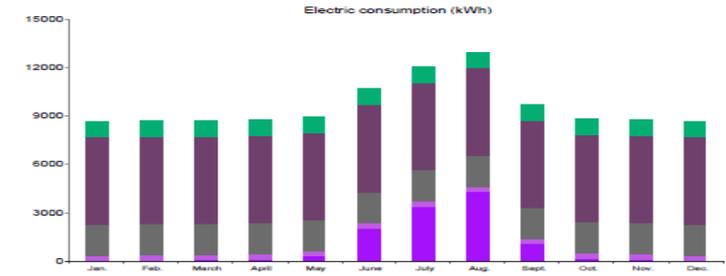
## EXISTING



NATURAL GAS



## PROPOSED





## ENERGY AUDIT | Overall Takeaways

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The **EXISTING** building is using:

**39% more space HEATING energy**  
**+ 3 times the average COOLING demand** than the peer group

The **PROPOSED IMPROVEMENTS** project a total savings:

**30% or more against the existing utility bills**  
**25% savings against the peer group.**

And are designed to improve the comfort issues expressed by building occupants.

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# ENERGY AUDIT | Recommendations for Consideration

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## OPERATIONAL SYSTEMS

### 1. MONITORING + MAINTENANCE SERVICE UPDATE

3 RFPs proposed for review:

- Limbach
- Climac – boiler and chiller
- IT Landis

### 2. COMFORT CONTROLS UPDATE

- Siemens Honeywell monitoring system shows set points open valves etc
- Dashboard for trends and feedback

### 3. DOMESTIC HOT WATER

### 4. EXHAUST FANS

### 5. HVAC SYSTEMS + EQUIPMENT

- ERVs – Decouple + Upgrade
- Outside Air Fan Control / Make Up Air
- Pumps
- New Boilers
  - mag h2o filter installed
  - systems downsized from 700k to 400k btus (based on climac recommendation)
- Check motorized + backdraft dampers
- Lighting

## BUILDING ENVELOPE

### 1. AIR SEALING

- Aerobarrier vs Hands On
- Find and repair large and small openings
- Caulk, Spray Foam, Airtight Tape
- Backing Material

### 2. INSULATION

- Improve and Remedy

### 3. WINDOWS + DOORS

- Replace Gaskets, Weather Stripping
  - Consider Interior Airtight Storm Windows
  - Quote vs Energy Modelled Savings
-



# COMMUNITY CASE STUDY | PA Incentives: What's Best For You?

## UTILITY



**FREE IN-HOME OR VIRTUAL ASSESSMENT**



**FREE IN-HOME ENERGY CHECKUP**



**CALL 1-888-5-PECO-SAVE**



**ONLINE TOOLS + CALCULATORS**



<https://www.peco.com/ways-to-save/for-your-home/energy-assessments/energy-assessment>

## STATE



### Financial Incentives for Pennsylvania Residents

- Energy Financial Incentives for Pennsylvania Residents
- Act 129 Electric Company Energy Efficiency Programs and Rebates
- Energy Assistance Program
- Weatherization Assistance Program
- Homeowners Energy Efficiency Loan Program (HEELP)
- Federal Rebates for ENERGY STAR Products
- Federal Tax Credits for Consumer Renewable Energy
- Alternative Fuel Vehicle (AFV) Rebate Program
- Plug-In Electric Drive Motor Vehicle Federal Tax Credit
- Adams Electric Cooperative Energy Efficiency Loan Program
- U.S. Department of Energy's "The Energy Saver Guide"
- PA Power Switch

**DSIRE** Programs **93 programs**

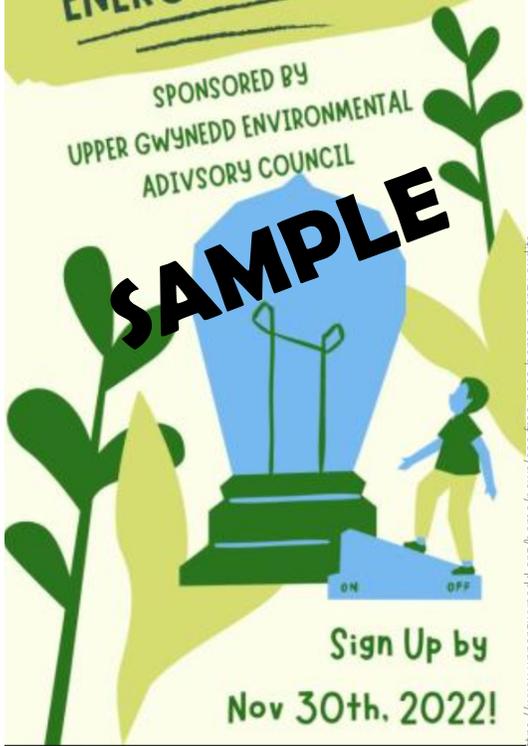
<https://www.dep.pa.gov/Citizens/Energy/EfficiencyandConservation/Pages/Incentives-Fact-Sheet-PA-PUC-Electric-Choice.aspx#>  
<https://programs.dsireusa.org/system/program/pa>

## LOCAL

**FREE HOME ENERGY AUDIT!**

SPONSORED BY  
UPPER GWYNEDD ENVIRONMENTAL  
ADVISORY COUNCIL

**SAMPLE**



Sign Up by  
**Nov 30th, 2022!**

<https://www.uppergwynedd.org/home/news/eaac-free-peco-home-energy-audits>



## e VEHICLES

2 - 3 INDEPENDENT UPGRADES



ELECTRIC VEHICLE



EV CHARGER



POTENTIAL PANEL UPGRADE

+



## e BUILDINGS

1 - 5 DEPENDENT UPGRADES



AIRTIGHT



CONTINUOUS INSULATION



NO THERMAL BRIDGES



HIGH PERFORMANCE WINDOWS + DOORS

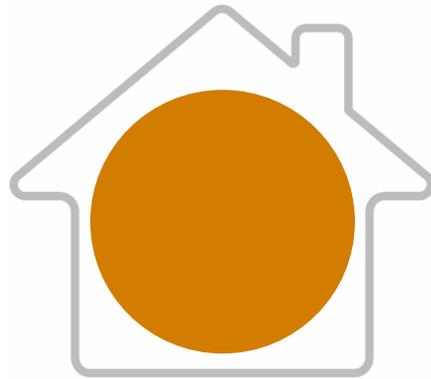


ENERGY RECOVERY VENTILATION



## COMMUNITY CASE STUDY | Airtightness Is The #1 Way To Efficiency

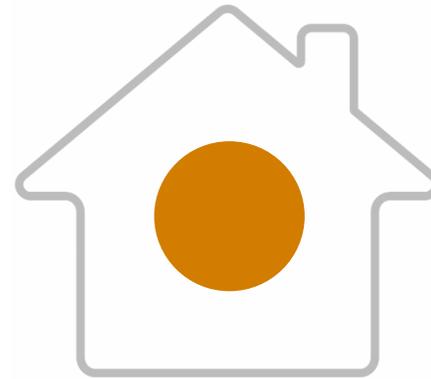
SMALLER HOLES = BIGGER \$AVING\$!



EXISTING HOME  
1900-1970

20

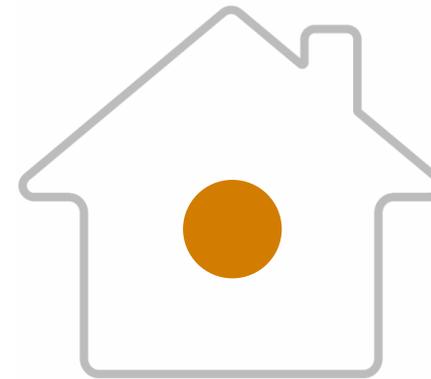
AIR CHANGES / HR



ALL-ELECTRIC  
RETROFIT READY

7

AIR CHANGES / HR



NEW CODE HOME  
2023

3

AIR CHANGES / HR



ZERO ENERGY  
HOME

0.6

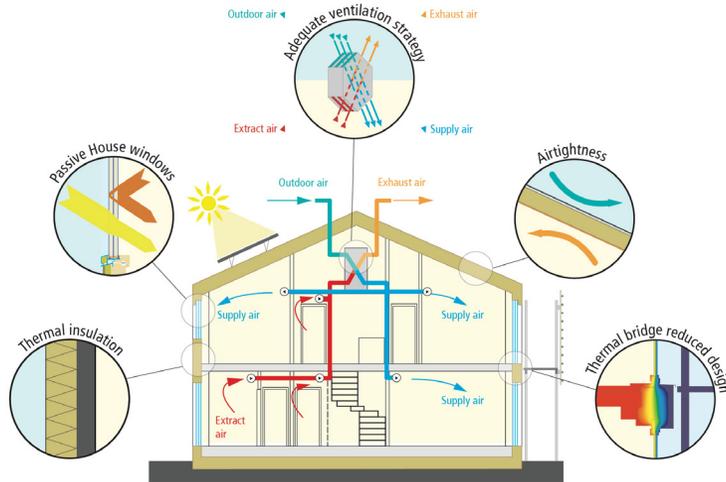
AIR CHANGES / HR

+ MOST OF THESE HOLES CAN BE SEALED BY YOU !

*2000 SF Whole Building Blower Door test results: air changes per hour @ 50 pascals pressure*

# COMMUNITY CASE STUDY | Efficient Buildings Are Better Buildings

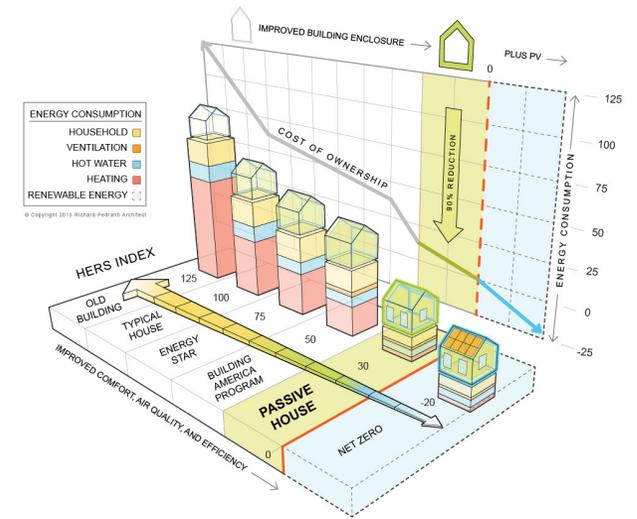
## 5 PRINCIPLES



## 70-90% LESS ENERGY



## PROVEN ROI



## 12 BENEFITS



HEALTHY - SAFE - RESILIENT - DURABLE - AFFORDABLE - NO DUST - NO PESTS - PROVEN - BALANCED - QUIET - LOVED - CARBON SMART



Solebury  
a natural choice

QUESTIONS?

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