

# Halitra

## Topic of Discussion

### **Decarbonizing commercial and institutional buildings in municipalities with less than 100,000 in population**

In Canada small commercial and institutional (“C+I”) buildings – those with floor areas less than 50,000 square feet – account for 94% of C+I buildings, 45% of C+I building floor area, 47% of C+I building energy use, and over half of C+I building emissions.

The problem with efforts to increase the energy efficiency of these smaller C+I buildings is that they are underserved due to their small size, independent and diverse ownership, and distance from large population centres. Our goal is to fill this gap and provide the Class A services available to the top 6% of Canada’s largest buildings to municipalities with populations less than 100,000, in a time-efficient and cost-effective manner, beginning with retro-commissioning.

#### **What is retro-commissioning?**

- Retro-commissioning is the process of assessing the performance of an existing building, and then tuning its systems and implementing low-cost energy saving improvements.

You would not ignore the check-engine light in your car, but commercial buildings often operate without basic maintenance and tuning required to keep them running optimally. A poorly commissioned building will have higher power bills, less comfortable occupants, and faces greater risk of mechanical failure.

Less than 1% of commercial buildings have been re-commissioned during the last decade, leaving massive energy savings and emissions mitigation opportunities nationwide untapped. The reason buildings are not commissioned regularly is cost.

#### **Halitra will be asking for:**

- A letter of support approving participation in Halitra’s technology demonstration project.
- Assistance in the soft-recruitment of private sector C+I building owners for participation in the technology demonstration project would be greatly appreciated.
- Halitra is not seeking any funding from the City of Mission, nor from private sector C+I building participants.

Halitra’s non-invasive and non-disruptive sensing technology would be deployed in participating public and private C+I buildings and then removed at the end of the technology demonstration project. We look forward to hopefully being approved to present to Council and sharing more details.