



# Energy efficiency upgrades help an older building perform more efficiently

## Case Study

### Location:

135 Broadway,  
Saranac Lake, NY

### Challenges:

- 90-plus-year-old building with aging equipment, leaky windows, and poor insulation
- Increase energy efficiency without a dramatic increase in costs for occupants

### Solutions:

- Replaced the outdated boiler
- Added temperature controls
- Installed a new domestic hot water system
- Upgraded lighting
- Changed out windows and appliances
- Added carbon monoxide and smoke detectors

### Benefits:

- 27% reduction in energy use
- Projected payback time 6.8 years

## Overview

Saranac Lake, NY, known for its easy access to Adirondack Mountain scenery and its quaint downtown, boasts a rich collection of period architecture dating back to the 19th and early 20th centuries. The beautiful, well-preserved buildings offer timeless charm. Unfortunately, that charm often comes with a downside: poor building performance.

The mixed-use commercial and residential building at 135 Broadway in downtown Saranac Lake was ready for an upgrade. The 90-plus-year-old building was drafty and relied on dated, inefficient equipment. The building had experienced a long period of deferred maintenance, and it showed — especially in its energy bills. Its energy consumption soared during icy North Country winters, driving energy bills up along with it. With energy costs continuing to rise, TSB Development, LLC, the owner of the building, decided to make some changes. A plan to make comprehensive energy efficiency improvements would convert it from an energy waster to a model of energy efficiency.

## Paving the way for a new understanding of building performance

135 Broadway shows that an older building can reduce its energy use and operating expenses, increase comfort, improve safety for residents, and keep rents affordable — all while maintaining its classic charm. Today, the building uses 27% less energy, and its owners and residents save money annually.

## Learn how you can lower operational costs, improve tenant satisfaction, and reduce maintenance time.

Visit [nyserdera.ny.gov/multifamily](https://nyserdera.ny.gov/multifamily) or call **1-866-NYSERDA** to learn how you can reduce your energy consumption and costs.