

# ROUTE 422 Business Advisor

MARCH 2022

*Serving the Route 422, 100, 202, and Route 30 Corridors in Montgomery, Chester and Berks Counties.*



## Sustainable Energy Fund

***Net Zero Building demonstrates that commercial property owners can build a high-performance building with off-the-shelf materials at market rate.***

Presorted  
U.S. Postage  
PAID  
Pottstown, PA  
Permit No. 95

CHANGE SERVICE REQUESTED

P.O. Box 334  
Pottstown, PA  
19464-0334

GET IT ONLINE [422BIZMAG.COM](http://422BIZMAG.COM)



# THE SUSTAINABLE ENERGY FUND



The Sustainable Energy Fund, or SEF, is a 501(c)(3) nonprofit organization dedicated to breaking down financial, educational, and regulatory barriers to a sustainable energy future. The organization was founded in 1999 through a settlement approved by the Pennsylvania Public Utility Commission during the state's electric deregulation proceedings. Since then, SEF has been a leading financier of sustainable energy projects and has expanded its services to seek a sustainable energy future.

With over \$63 million invested in clean energy projects, SEF has financed more than 227 projects that range from HVAC systems, LED lighting fixtures, upgraded plumbing to decrease water usage, and more. These upgrades have made quite a difference, saving more than 46 million kWh combined. In addition to saving energy, these clean energy projects have reduced more than four million tons of greenhouse gases, which means less carbon dioxide going into the atmosphere.

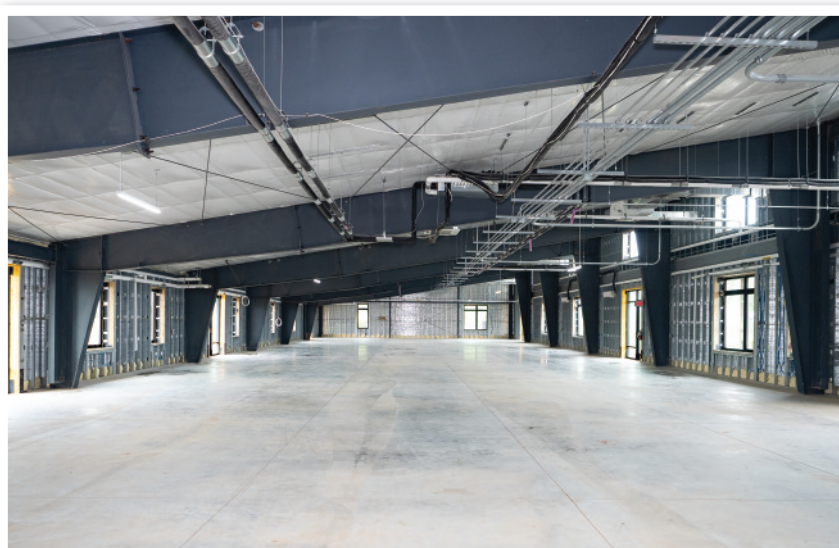
Net Zero Building demonstrates that commercial property owners can build a high-performance building with off-the-shelf materials at market rate.

Financially, the organization aids small businesses, farms, and nonprofits in Pennsylvania to reduce energy consumption from non-sustainable resources. With the programs SEF offers, those seeking to upgrade their buildings have various options.

Located in Schnecksville, Pennsylvania, SEF built the first Net Zero Building in the Lehigh Valley area. Net Zero means the total energy used by the building annually is less than the renewable energy created on-site. Since its inception, the building has been net energy positive, receiving a check back from the utility company. SEF runs on solar power with panels on the roof. The construction of the

Sustainable Energy Fund's programs collectively seek to initiate a transformation to a regenerative energy future. Each program aims to assist energy users in overcoming the barriers they may face. Along with the programs, SEF frequently hosts educational workshops, but these have recently been online seminars, for which attendance continues to grow.

*Continued on page 8)*





**NZB TENNANT SPACE**

*SEF's Net Zero Building offers enhanced comfort and indoor air quality through several of its components. An exceedingly tight building envelope and improved insulation ensure that minimal energy is lost, maintaining indoor comfort levels. Energy recovery ventilators (ERVs) provide fresh air throughout the building with the ability to increase filtration to match occupants' needs in a highly efficient way. These energy saving measures also work to minimize operating costs, saving occupants' money and providing financial stability.*



**149 kW SOLAR ARRAY**



**SOLAR INVERTERS**



**CRAIG ONORI CLASSROOM**



**NZB KITCHEN**

## COVER STORY

*(Continued from page 6)*

The organization doesn't host many events, but the most prominent event of the year is EnergyPath. Hosted at DeSales University, it features technical and policy presentations for students, industry professionals, and policymakers. Another part of this conference is the science fair for middle and high school students. This fair allows students to create an energy project and learn about the many positive benefits of saving energy.

One financial service SEF provides C-PACE, or the Commercial Property Assessed Clean Energy program. It is a financial tool for commercial, agricultural, and nonprofit businesses to obtain low-cost, long-term financing for energy efficiency, renewable energy, and water

conservation projects. With up to 100 percent financing for a clean energy project, C-PACE allows building owners to enjoy the advantages of their energy upgrades immediately and pay for them over time. SEF has planned to host monthly C-PACE-related webinars for all counties in Pennsylvania as an educational outlet. You can learn more about C-PACE by visiting [pennsylvania-cpace.org](http://pennsylvania-cpace.org) or calling the SEF office at 610.264.4440.

Another product of SEF is Energy Efficiency and Renewable Energy Loans. They help finance projects like building envelope improvements, HVAC (Heating Ventilation Air Conditioning), lighting systems, and more. To qualify for this loan, a project must meet one of the following criteria: Reduce energy consumption, generate



energy from a renewable source, or replace a dirty fossil fuel with a cleaner energy source.

John Costlow, President of the Sustainable Energy Fund, says of the programs, "Sustainable Energy Fund (SEF) is proud to offer its 20 years of experience in clean energy lending to Pennsylvania commercial, agricultural, and nonprofit organizations, allowing them to take advantage of this powerful new energy finance tool for bringing investment, jobs, and clean energy to their communities."

To learn more about SEF loans, visit [www.theseef.org](http://www.theseef.org) or call 610.264.4440 to get financing for your clean energy project. You can also visit our website for more information on sustainable, renewable, and non-renewable energy sources.



## NZB FEATURES

- **Building Tightness:** 0.7 Air Changes per Hour (\*86% tighter than code)
- **Upgraded Insulation**
- **Upgraded HVAC Equipment:**
  - VRFs: Two variable refrigerant flow (VRF) air-cooled heat recovery units, one 168 kBtu, one 144 kBtu
  - ERVs: Six 200-540 CFM, up to MERV 13 filtration, up to 90% efficient
- **Lighting:** LED lighting throughout the space
- **Solar:** 149 kW solar array
- **Building Management System:**
  - Integrates HVAC and lighting