



Energy Efficiency Case Study

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Whately Inn Whately, MA

Background

The Whately Inn is a small, historic, family-owned inn in Western Massachusetts, near the base of the Berkshire Mountains. The Inn has four guest rooms available, as well as an onsite restaurant serving French cuisine in a relaxed, country atmosphere, with an extensive wine list. The restaurant caters to inn guests as well as visitors and the local community, and the Inn is a popular venue for celebrations.

The Challenge

The country inn was built in 1880 and, while picturesque, was far from energy-efficient. When Steven Kloc, the second-generation owner, determined that the time was right to update the Inn, he wanted to incorporate energy efficiency measures into the project. Energy efficiency was top-of-mind for Kloc as improvements would save money, reduce energy spend, and have a positive impact on the environment.

Retrofitting a building from 1880 certainly presented challenges. While decreasing costs, increasing energy efficiency, and increasing comfort were the key project goals, Kloc wanted to complete the project while preserving the integrity of the historic building.

The Outcome

To do so, the Inn replaced an aging heating system with five heat pump units for a zoned heating and cooling system, which enables patrons to adjust temperatures for their comfort in discrete areas of the restaurant as well as the guest rooms. The systems heat and cool spaces quietly, which helps preserve the ambiance of the Inn.

Heat pumps weren't the only energy efficient technology the Inn adopted during construction; the project also swapped their aging boiler for a higher efficiency unit, which can serve as backup to the heat pump system. Previously, the Inn had installed a high-efficiency walk-in refrigerator for the restaurant, switched to LEDs, and weatherized and insulated by leveraging Mass Save programs, sponsored by Eversource. By installing heat pumps, the Whately Inn has seen a reduction in electric costs of approximately \$300 per month, electricity usage is down, and guests are much more comfortable.

“I’ve been working on energy efficiency here for a while, and it can be challenging in an older building,” Steve Kloc shared. “The Eversource programs were really helpful and I’m looking to do more!”

Projects in consideration include installing solar panels and EV chargers.

The information in this case study is an accurate representation of this customer’s experience at the time of publication. Results, including cost savings, from heat pump installation and/or other energy efficiency measures can vary based on each individual customer’s situation.

Highlights

- Total Project Cost: \$26,600
- Incentive Amount: \$13,300
- Estimated Annual Cost Savings: \$2,460

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