

US EPA ARCHIVE DOCUMENT



A Sempra Energy™ company

How To Conduct an Energy Audit



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Agenda

- Preliminary Audit
- Auditor's Tools



What is an audit?

- An evaluation of energy consumption to conserve energy “\$”

Why Do an Audit?

- Save Money
- Improve Efficiency
- Conservation
- Improve Building Performance
- Address Comfort Problems
- Pursue Utility Incentives

Who's Doing the Audit?

- What are their goals?
- Motive varies depending upon auditor

	Local Utility	Vendor	Maintenance contractor	Energy Efficiency Service Provider	Hired auditor
Goal	Quantify savings Promote rebates	Sell equipment, use rebate programs	Sell services, reduce bills, solve operating problems	Lower overall energy bill, use rebates	Investigate specific problems
Strengths-from customer viewpoint	Free service, realistic savings	Free service, realistic savings , applies for rebates	Familiarity with building systems and equipment	Packaged energy services	Specific problems uncovered and analyzed, (systems approach)
Weakness	Preliminary audit only	Building Specific operation	Focused, on their systems	Building Specific operation	Expensive-



The Preliminary Audit What's Done?

- Interview the facility manager and facility engineer
- Walk through the facility

Questions for Facility Manager \$\$

- Ownership?
- Future plans?
- Audit goals?
- Available budget?
- **Drivers** –process?
energy cost?



Facility Engineer- Documented Information

- Types of process systems?
- Facility age?
- Operating schedules?
- Types of lighting and HVAC systems?
- Any equipment operation that could be improved with energy conservation measures?





The Facility Walk-Through

What to Look for and document

- Process
- Controls
- Mechanical
- Lighting
- Plug Loads
- Building Shell



Process Changes-examples

- Ultrafine bubble diffusers
- Dissolved oxygen automatic control
- Selector to reduce solids from the primary treatment
- Disinfection system changes

Controls

- Dissolved Oxygen control
- Improved blower sequencing
- Blower controls- suction throttling, VFDs
- Pump VFDs

Mechanical

- Pumps
- Mixers
- HVAC upgrades/ economizers
- Heating Systems
- Premium Efficiency Motors

Heating Systems- Air-conditioning

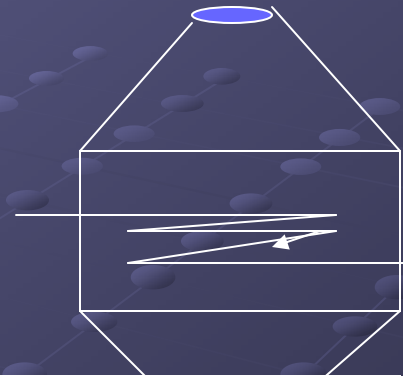


Is natural gas available to replace inefficient electric resistance heating?

Occupancy sensor T-stat?

Heating Systems- Boilers

- Boiler Tune-ups
- Economizers
- Blowdown Conductivity control maintenance



Heating Systems-

- Thermal Insulation
- Steam Traps





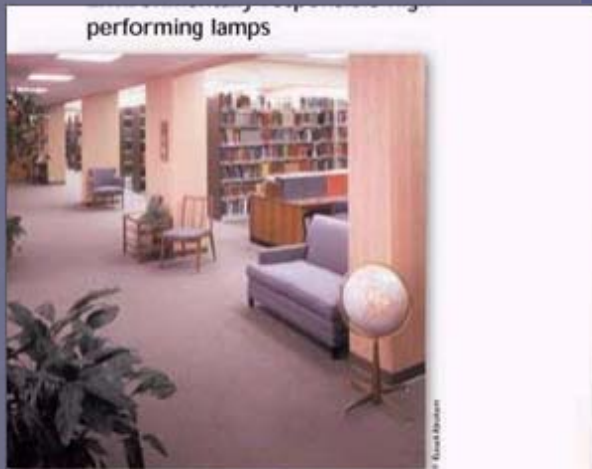
Maintenance

- Motors:
replace with high efficiency motors on
burnout
- Improved Maintenance:
clean filters, belts, clean heat exchangers

Lighting Opportunities

- Fluorescent relamp and delamp
- Metal halide to fluorescent
- Sky-lighting and day lighting with dimmable ballasts

Delamp and Add Reflectors



Ideal for...

- All environmentally responsible and energy efficient fluorescent applications
- ESCO lighting projects where long life lamps reduce cost of ownership

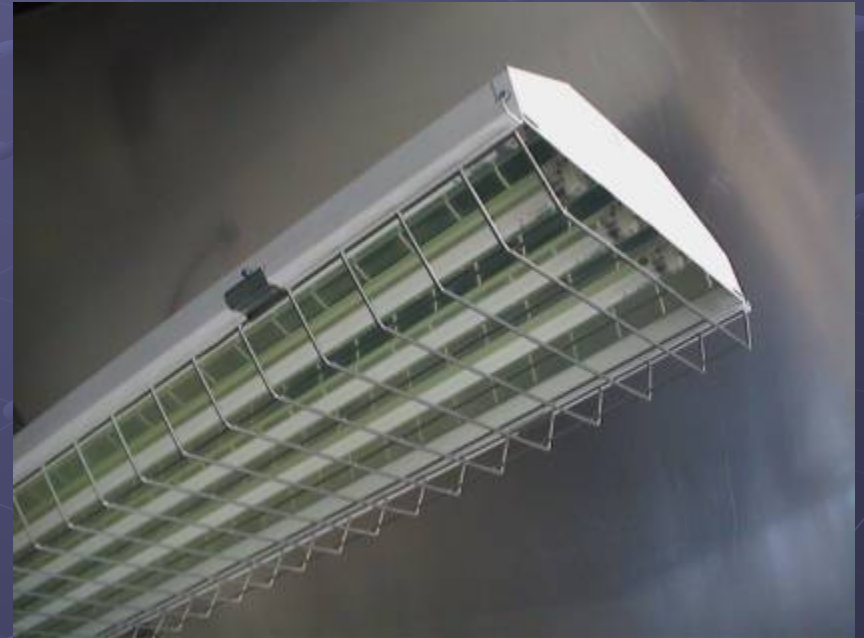


Featuring
HI-VISION™
Phosphor

* Green End-Caps are a registered trademark of Philips Electronics North America Corporation.



Metal Halide to Fluorescent



Sky Lighting and Dimmable Ballasts





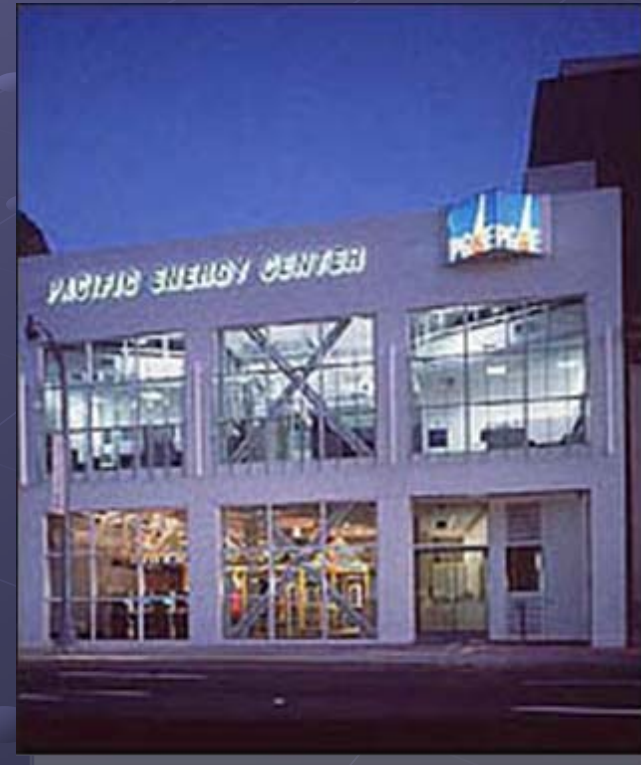
Automated Controls

- For lighting:
photo sensors w/dimmable ballasts, time-
clocks, occupancy sensors



Automated Controls- Night Visit

- Identify equipment that is in operation
 - Night ventilation
- Identify areas that are in use
- Identify potential phantom loads
- Observe/interview custodial crew
- Observe/test controls
 - Sweeps
 - Occupancy sensors
 - Air side economizer



Plug Load conservation

● Plug Load Controllers

- for refrigerated beverage dispensers
- for computer monitors

Energy Manager Software

- Remote control of power features of networked PCs

Building Shell

- Window film or awnings: (Except North)
- Leaks: doors and windows
- Insulation: roof and walls
 - Cool Roofs
- Passive: trees



Lighting Audit Form

Project Name National University
 Project Site Name Spectrum - 9393 Lightwave
 Project Sponsor _____
 Date 03/08/2006

For Administrator Use Only

Project # _____

Administrator Receipt Date: _____

LIGHTING EQUIPMENT SURVEY (LE1)

GENERAL INFORMATION					PREINSTALLATION						POST INSTALLATION						SAVINGS		
Line Item	Building	Flr	Area Description/ Location	Use Type	Pre Fixt Number	Pre Fixt. Code	Pre kW/Fixt.	Pre kW/Space	Pre Operating hours	Exist Cont	Post Fixt Number	Post Fixt Code	Post kW/Fixt	Post kW/Space	Post Operating hours	Prop Cont	kW Saved	Efficiency kWh Saved	Controls kWh Saved
1	National	1	halls- no sensor	hall	100	FU2EE	0.072	7.200	3900	none	100	F22ILL	0.033	3.300	3900	none	3.900	15210	0
2	National	1	halls- w/ sensor	hall	100	FU2EE	0.072	7.200	3900	sensor	100	F22ILL	0.033	3.300	3900	sensor	3.900	15210	0
3	National	1	classrooms	class	100	F44EE	0.144	14.400	3900	sensor	100	F43ILL	0.089	8.900	3900	sensor	5.500	21450	0
4	National	1	parking lot	outdoor	30	MH150/1	0.190	5.700	3900	photo	30	HPS100/1	0.138	4.140	3900	photo	1.560	6084	0
5	National	1	building floods	outdoor	20	I150/1	0.150	3.000	4150	photo	20	MH70/1	0.095	1.900	4150	photo	1.100	4565	0
6	National	1	break room	break	10	FU2EE	0.072	0.720	3900	switch	10	F22ILL	0.033	0.330	3900	switch	0.390	1521	0
7	National	1	lobby chandelie	lobby	8	CF21/2D	0.026	0.208	3900	timer	8	CF21/2D	0.026	0.208	3900	timer	0.000	0	0
					368.0			38.4			368.0			22.1			16.4	64,040.0	0.0

Equipment Audit Form

HVAC SURVEY RECOMMENDATIONS												
Name:	Spectrum Academy Center- National			ABBREVIATION=DESCRIPTION						Survey by:		
Address:	9388 Lightwave Ave			HP = Heat Pump		SPCU = Split Cooling Unit			Date:			
City, State, ZIP	San Diego, CA. 92123			RTPKG = Rooftop gas package		WP- Wall Package Unit on trailer			Site Contact Name:			
SF of Bldg.	63,000			SPHP = Split Heat Pump		t-stat= manual thermostat			Site Contact Phone:			
				AHU = Air Handling Unit		bpt = by-pass timer						
						prog t-stat= programmable thermostat						
Tag	Manuf.	Model #	Serial #	Type of unit	Estimated Capacity	Age (Years)	Area Served	Type of Control	Econ	Annual Hrs.of Operation	Cond. Coil Condition	Comments
1	Trane	SXHG-C75	N/A	RTPKG VAV AHU	75 tons	5.5	classrooms/hall	EMS	Yes	4056	good	Bldg EMS Control 8.8 EER
				SA Fan	40 hp			ASD				
				RA Fan	15 hp			ASD				
2	Trane	SXHG-C75	N/A	Pkg VAV	75 tons	5.5	classrooms/hall	EMS	Yes	4056	good	Bldg EMS Control 8.8 EER
				SA Fan	40 hp			ASD				
				RA Fan	15 hp			ASD				
3	Trane	SXHG-C60	N/A	Pkg VAV	60 tons	5.5	classrooms/hall	EMS	Yes	4056	good	Bldg EMS Control 9.2 EER
				SA Fan	40 hp			ASD				
				RA Fan	15 hp			ASD				
4	Ray Pak			RA Fan hot water boiler	1,200,000 Btuh	5.5	classrooms/hall	hi/lo fire	N/A		N/A	81 % efficiency
5				Exhaust Fan	1/2 hp	5.5	restrooms	EMS		4056		(total quantity- 6)



Auditor's Tools-



Hobo Logger

