



Optimize Your Building's Operational Performance: Tools for Re-Tuning

BUILDINGSNY.COM

Javits Center, NY

March 21-22, 2017

Avoiding Low Delta T syndrome in Chiller Water Plants with Primary Secondary loops



Steam Traps

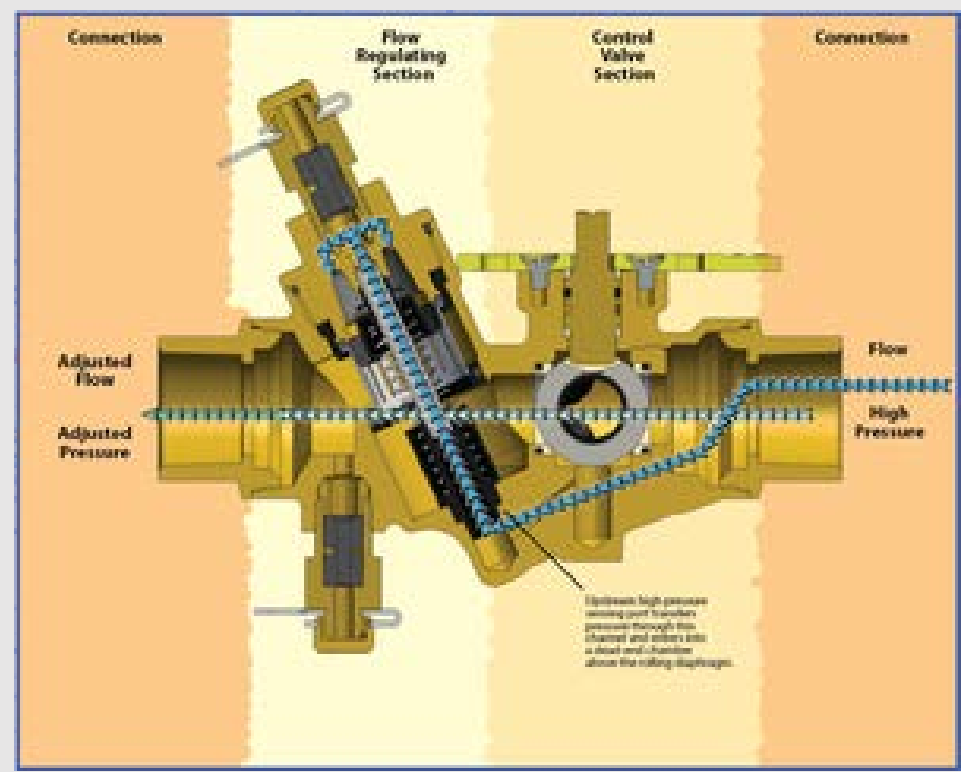


Setting low pressure boilers to the proper operating pressure



Using Pressure Independent Valves

Pressure Independent Valve



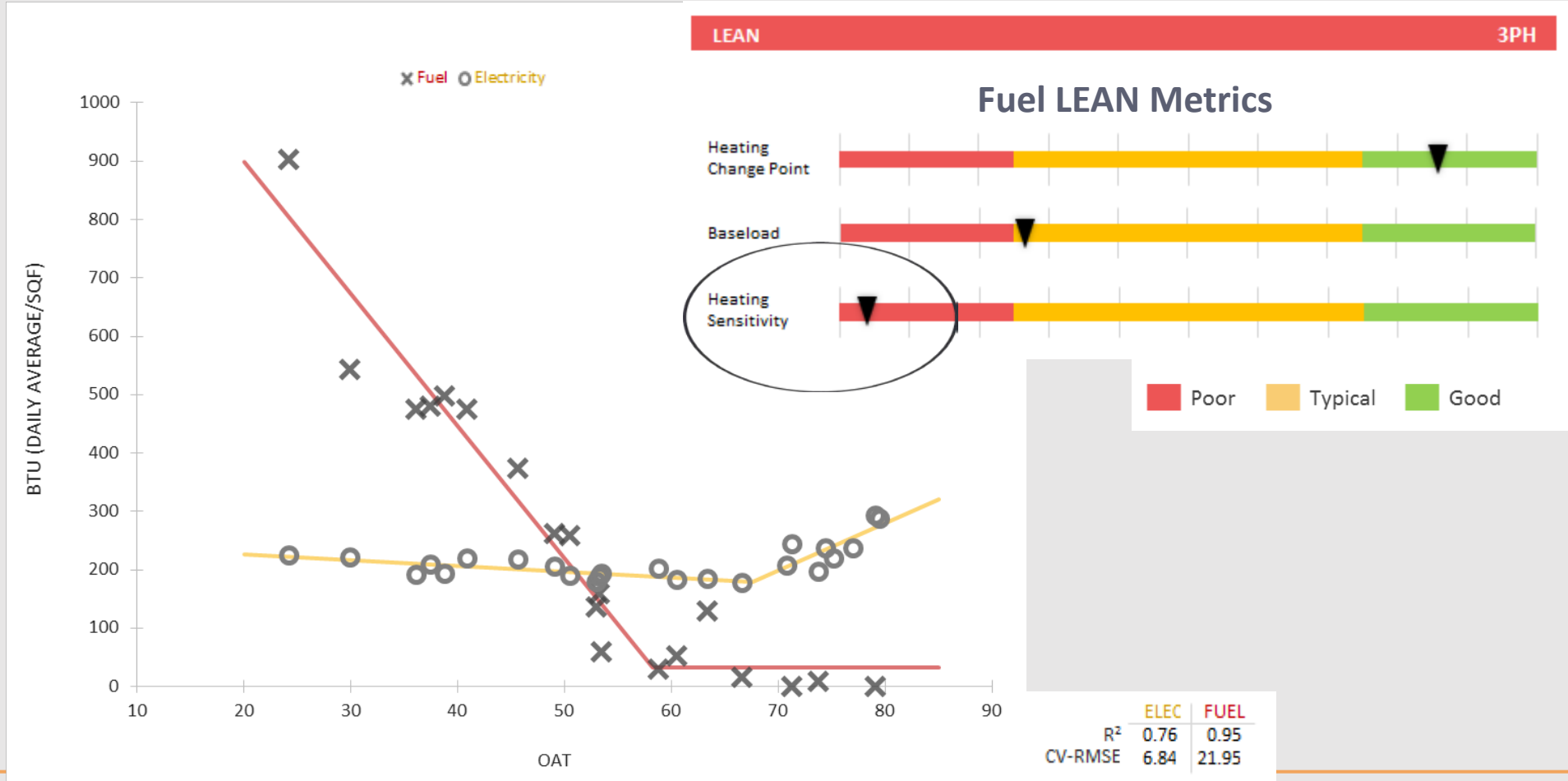
Energy Valve



BAS Trending

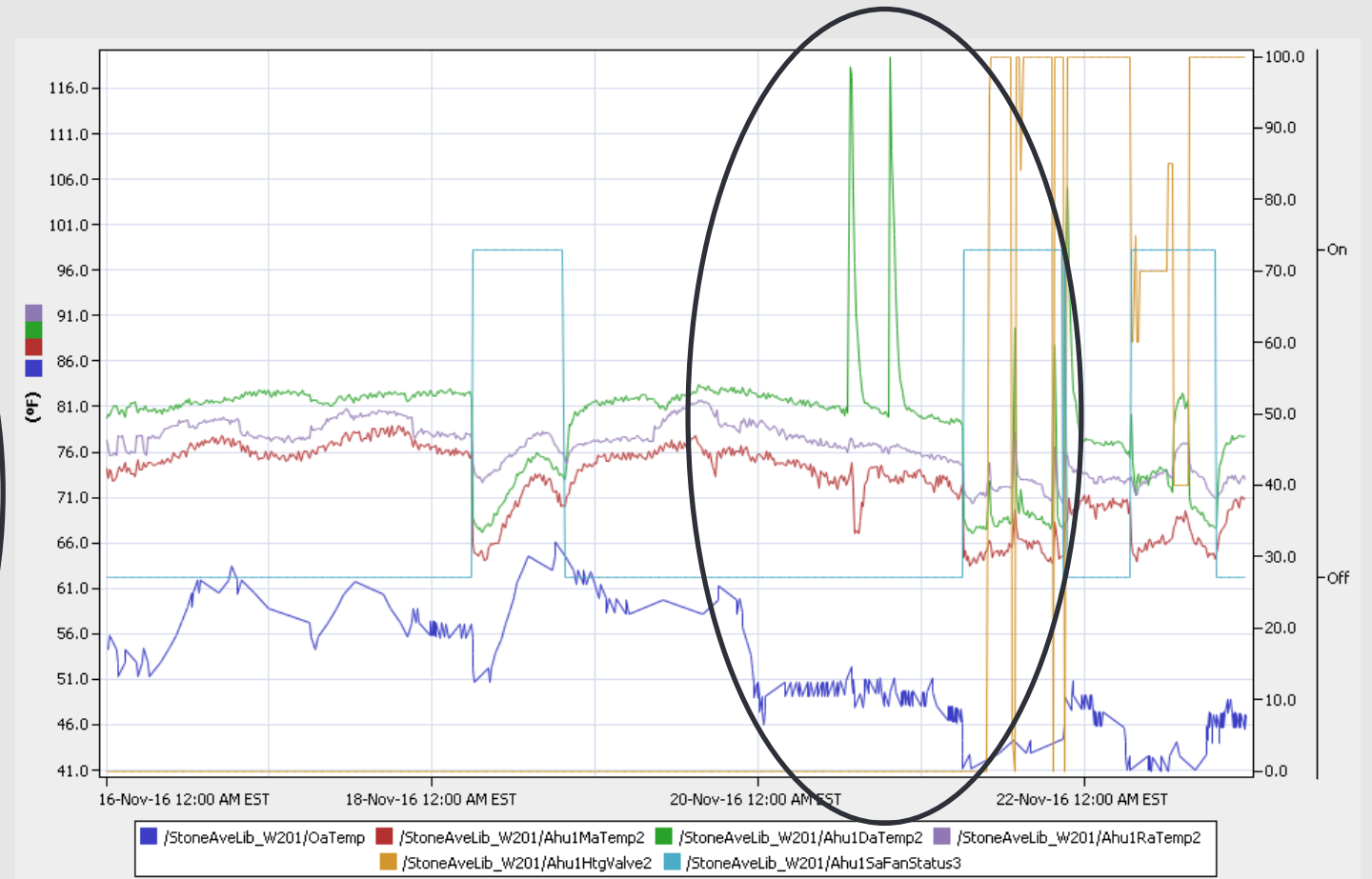
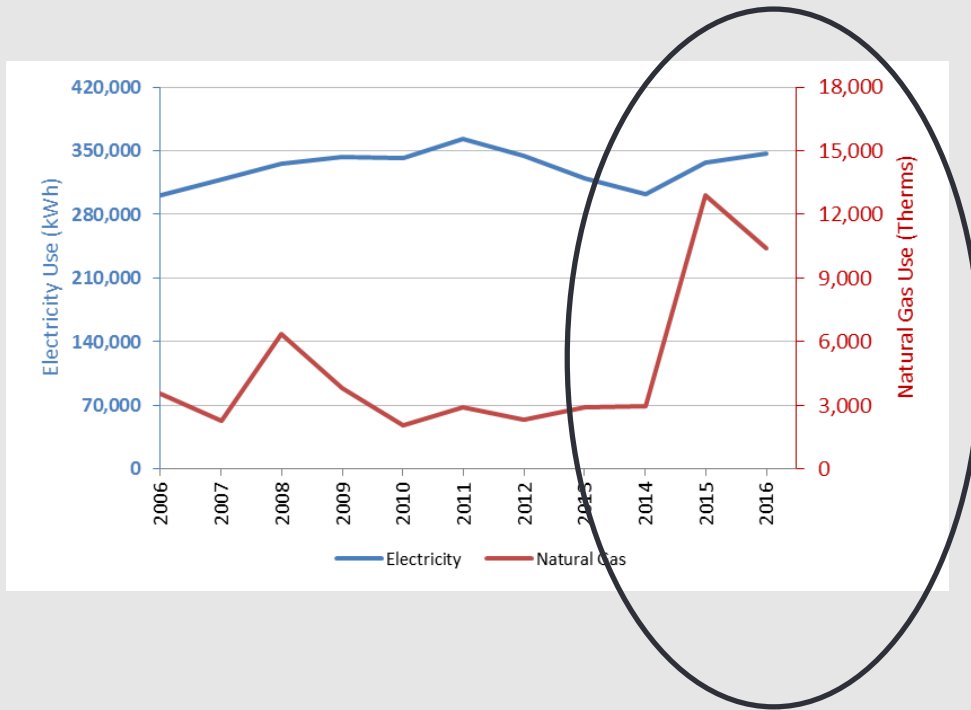
- Essence of BRT
- Key to energy management of large portfolios
 - No day-to-day analysis of every building/system
 - Inherited or legacy BAS'
- Trends go hand-in-hand with energy data (& complaints)
 - Understand anomalies/deviations
 - Low hanging fruit (macro problems)
- Trending as BAS RCx tool
 - Understand sequence of operation for legacy BAS'
 - Understand deficiencies & limitations of BAS (micro problems)

BPL LEAN Dashboard



BRT for Energy Data Anomalies

HW Valve & Economizer Problems

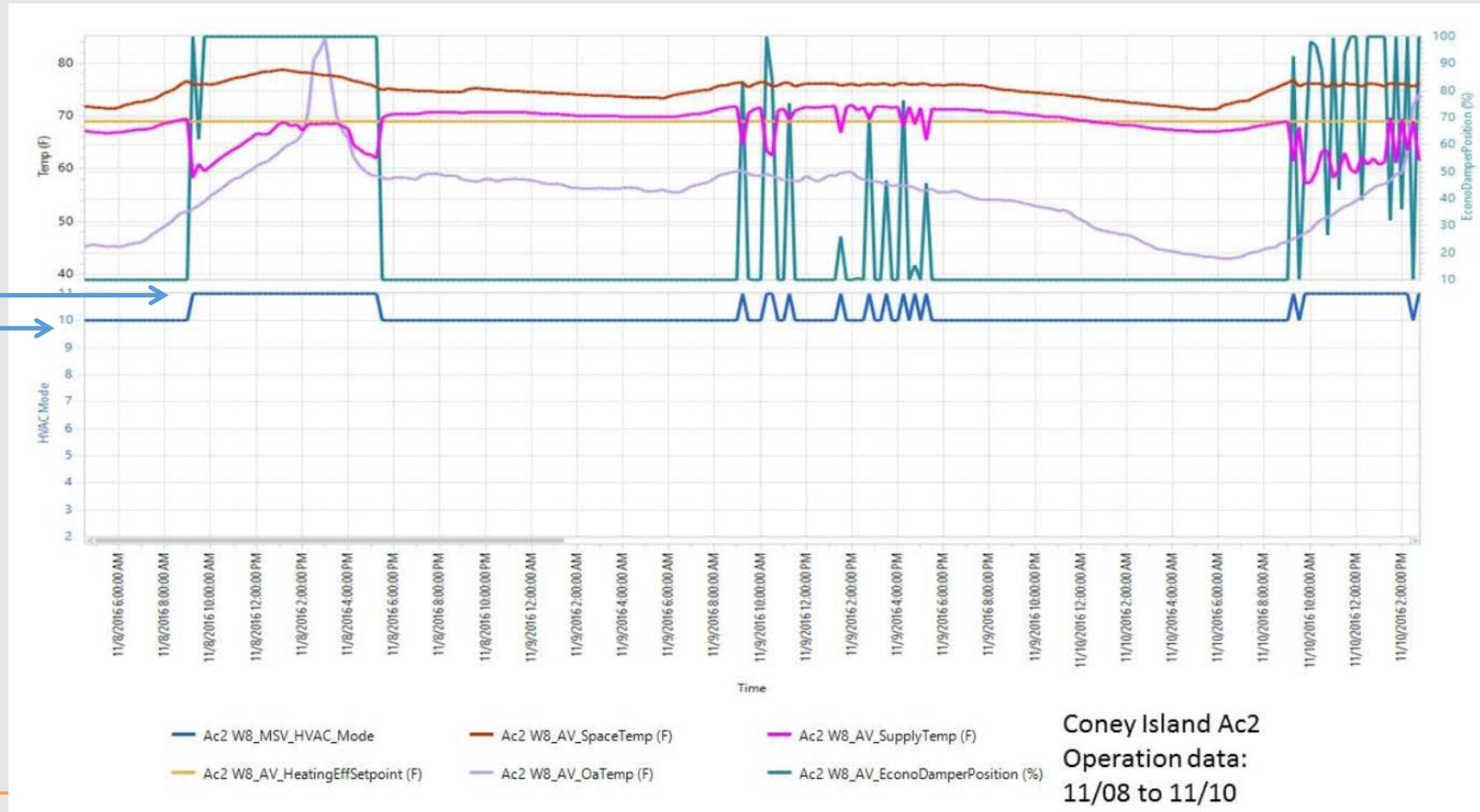


BRT for Energy Data Anomalies

Schedule Problem

“Fan Only”

“Free Cool”

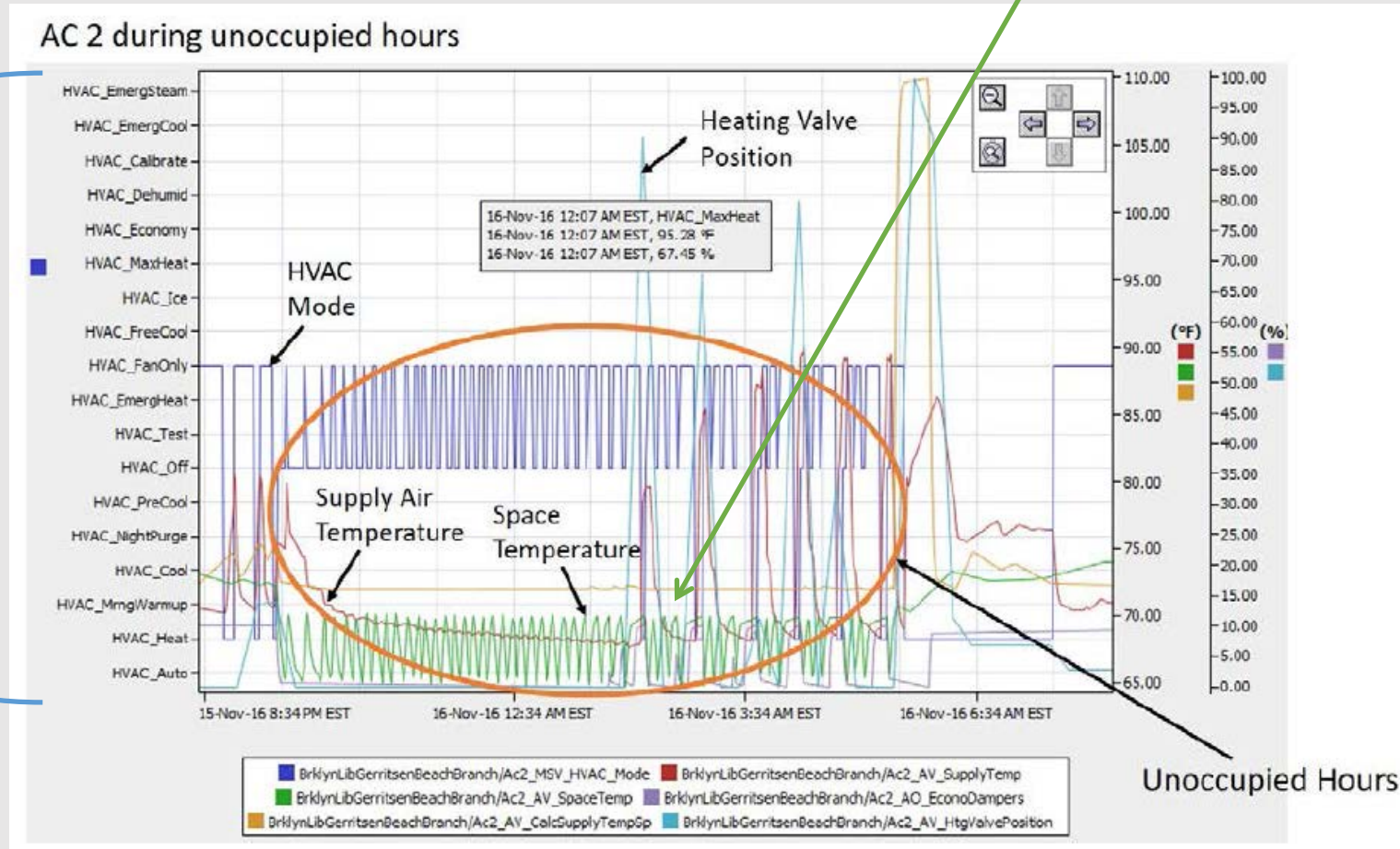


BRT for BAS RCx

Sensor Placement?

Mode Overload
(18 modes)

Set-point, actual
set-point,
effective set-
point, BAS set-
point, fake set-
point????



Reasons to Trend

- Trending may not have been done during Cx of your system (if your system even had Cx)
- Trending informs BAS over-haul
- Trending can explain (and illustrate) energy anomalies and temperature complaints
- Trending can catch rogue thermostat manipulators