

Contents

Preface.....	xvii
Author Biography.....	xxi
Chapter 1 Introduction to Energy Audit	1
1.1 Introduction	1
1.2 Types of Energy Audits	2
1.2.1 Walk-Through Audit.....	2
1.2.2 Utility Cost Analysis	2
1.2.3 Standard Energy Audit.....	3
1.2.4 Detailed Energy Audit.....	3
1.3 General Procedure for a Detailed Energy Audit	4
1.3.1 Step 1: Building and Utility Data Analysis	4
1.3.2 Step 2: Walk-Through Survey	5
1.3.3 Step 3: Baseline for Building Energy Use.....	5
1.3.4 Step 4: Evaluation of Energy Savings Measures.....	5
1.4 Common Energy Conservation Measures	8
1.4.1 Building Envelope	8
1.4.2 Electrical Systems	9
1.4.3 HVAC Systems	9
1.4.4 Compressed Air Systems	11
1.4.5 Energy Management Controls.....	11
1.4.6 Indoor Water Management.....	11
1.4.7 New Technologies	12
1.5 Case Study	13
1.5.1 Step 1: Building and Utility Data Analysis	13
1.5.2 Step 2: On-Site Survey	14
1.5.3 Step 3: Energy Use Baseline Model	17
1.5.4 Step 4: Evaluation of Energy Conservation Opportunities (ECOs)	19
1.5.5 Step 5: Recommendations	21
1.6 Verification Methods of Energy Savings.....	22
1.7 Summary	23
Chapter 2 Energy Sources and Utility Rate Structures	25
2.1 Introduction	25
2.2 Energy Resources	25
2.2.1 Electricity	27
2.2.1.1 Overall Consumption and Price	27
2.2.1.2 Future of US Electricity.....	28
2.2.1.3 Utility Deregulation Impact.....	29

2.2.2	Natural Gas	30
2.2.3	Petroleum Products	31
2.2.4	Coal	32
2.3	Electricity Rates	32
2.3.1	Common Features of Utility Rates.....	34
2.3.1.1	Billing Demand	34
2.3.1.2	Power Factor Clause	34
2.3.1.3	Ratchet Clause	36
2.3.1.4	Fuel Cost Adjustment.....	37
2.3.1.5	Service Level	38
2.3.2	Block Pricing Rates.....	39
2.3.3	Seasonal Pricing Rates	41
2.3.4	Innovative Rates	43
2.3.4.1	Time-of-Use (TOU) Rates.....	43
2.3.4.2	Real-Time Pricing Rates.....	44
2.3.4.3	The End-Use Rates	44
2.3.4.4	Specialty Rates	44
2.3.4.5	Financial Incentive Rates.....	44
2.3.4.6	Nonfirm Rates.....	44
2.3.4.7	Energy Purchase Rates	45
2.3.5	Real-Time Pricing Rates	45
2.3.5.1	Category 1: Base Bill and Incremental Energy Charge Rates	45
2.3.5.2	Category 2: Total Energy Charge Rates	46
2.3.5.3	Category 3: Day-Type Rates	46
2.3.5.4	Category 4: Index-Type Rates.....	46
2.3.6	Case Study of RTP Rates	46
2.4	Natural Gas Rates.....	51
2.5	Utility Rates for Other Energy Sources.....	53
2.6	Summary	54
Chapter 3	Economic Analysis.....	59
3.1	Introduction	59
3.2	Basic Concepts	59
3.2.1	Interest Rate	60
3.3	Inflation Rate	62
3.3.1	Tax Rate.....	63
3.3.2	Cash Flows	64
3.4	Compounding Factors	65
3.4.1	Single Payment	65
3.4.2	Uniform-Series Payment	66
3.5	Economic Evaluation Methods Among Alternatives	68
3.5.1	Net Present Worth	68
3.5.2	Rate of Return	68

3.5.3	Benefit–Cost Ratio	69
3.5.4	Payback Period	69
3.5.5	Cost of Energy.....	70
3.5.6	Summary of Economic Analysis Methods	70
3.6	Life-Cycle Cost Analysis Method	73
3.7	General Procedure for an Economic Evaluation	75
3.8	Financing Options	76
3.8.1	Direct Purchasing.....	77
3.8.2	Leasing	77
3.8.3	Performance Contracting	78
3.9	Summary	78
Chapter 4	Energy Analysis Tools.....	81
4.1	Introduction	81
4.2	Ratio-Based Methods	82
4.2.1	Introduction	82
4.2.2	Types of Ratios	83
4.2.3	Examples of Energy Ratios	84
4.3	Inverse Modeling Methods.....	85
4.3.1	Steady-State Inverse Models	85
4.3.1.1	ANAGRAM Method	87
4.3.1.2	PRISM Method	89
4.3.2	Dynamic Models	89
4.4	Forward Modeling Methods.....	91
4.4.1	Steady-State Methods.....	91
4.4.2	Degree-Day Methods	91
4.4.3	Bin Methods	92
4.4.4	Dynamic Methods	93
4.5	Summary	97
Chapter 5	Electrical Systems	99
5.1	Introduction	99
5.2	Review Of Basics.....	99
5.2.1	Alternating Current Systems.....	99
5.2.2	Power Factor Improvement	103
5.3	Electrical Motors	104
5.3.1	Introduction	104
5.3.2	Overview of Electrical Motors	105
5.3.3	Energy-Efficient Motors	106
5.3.3.1	General Description.....	106
5.3.3.2	Adjustable Speed Drives (ASDs)	108
5.3.3.3	Energy Savings Calculations	109
5.4	Lighting Systems	112
5.4.1	Introduction	112

5.4.2	Energy-Efficient Lighting Systems	114
5.4.2.1	High-Efficiency Fluorescent Lamps	114
5.4.2.2	Compact Fluorescent Lamps	116
5.4.2.3	Compact Halogen Lamps	116
5.4.2.4	Electronic Ballasts	116
5.4.3	Lighting Controls	117
5.4.3.1	Occupancy Sensors	117
5.4.3.2	Light Dimming Systems	119
5.4.3.3	Energy Savings from Daylighting Controls.....	119
5.5	Electrical Appliances.....	121
5.5.1	Office Equipment	121
5.5.2	Residential Appliances	122
5.6	Electrical Distribution Systems	126
5.6.1	Introduction	126
5.6.2	Transformers	127
5.6.3	Electrical Wires.....	129
5.7	Power Quality	134
5.7.1	Introduction	134
5.7.2	Total Harmonic Distortion	134
5.8	Summary	137
Chapter 6	Building Envelope	141
6.1	Introduction	141
6.2	Basic Heat Transfer Concepts.....	141
6.2.1	Heat Transfer from Walls and Roofs.....	142
6.2.2	Infiltration Heat Loss/Gain	144
6.2.3	Variable-Base Degree-Days Method.....	150
6.3	Simplified Calculation Tools for Building Envelope Audit	152
6.3.1	Estimation of the Energy Use Savings	152
6.3.2	Estimation of the <i>BLC</i> for the Building	153
6.3.3	Estimation of the Degree-Days	153
6.3.4	Foundation Heat Transfer Calculations.....	158
6.3.5	Simplified Calculation Method for Building Foundation Heat Loss/Gain.....	160
6.3.5.1	Calculation Example No. 1: Basement for a Residential Building	163
6.3.5.2	Calculation Example No. 2: Freezer Slab	164
6.4	Selected Retrofits For Building Envelope	168
6.4.1	Insulation of Poorly Insulated Building Envelope Components.....	168
6.4.2	Window Improvements	169

6.4.3	Reduction of Air Infiltration	170
6.4.4	Implementation of Breathing Walls	172
6.5	Summary	175
Chapter 7	Secondary HVAC Systems.....	181
7.1	Introduction	181
7.2	Types of Secondary HVAC Systems	181
7.3	Ventilation Systems	184
7.3.1	Ventilation Air Intake.....	184
7.3.2	Air Filters	189
7.3.3	Air-Side Economizers	190
7.3.3.1	Temperature Economizer Cycle	190
7.3.3.2	Enthalpy Economizer Cycle	190
7.4	Ventilation of Parking Garages	191
7.4.1	Existing Codes and Standards.....	191
7.4.2	General Methodology for Estimating the Ventilation Requirements for Parking Garages	193
7.4.2.1	Step 1. Collect Data About Parking Garage.....	193
7.4.2.2	Step 2. Estimate CO Generation Rate	194
7.4.2.3	Step 3. Determine the Required Ventilation Rate	194
7.5	Indoor Temperature Controls	197
7.6	Upgrade of Fan Systems	198
7.6.1	Introduction	198
7.6.2	Basic Principles of Fan Operation.....	198
7.6.3	Duct Leakage	203
7.6.4	Damper Leakage	204
7.6.5	Size Adjustment.....	205
7.7	Heat Recovery Systems	206
7.7.1	Introduction	206
7.7.2	Types of Heat Recovery Systems	207
7.7.3	Performance of Heat Recovery Systems	210
7.7.4	Simplified Analysis Methods	213
7.8	Common HVAC Retrofit Measures.....	218
7.8.1	Reduction of Outdoor Air Volume	218
7.8.2	Reset Hot or Cold Deck Temperatures.....	220
7.8.3	CV to VAV System Retrofit.....	221
7.9	Summary	223
Chapter 8	Primary Heating and Cooling Systems.....	227
8.1	Introduction	227
8.2	Heating Systems	229
8.2.1	Overview of Combustion Principles	229

8.2.2	Boiler Configurations and Components	230
8.2.2.1	Boiler Types	231
8.2.2.2	Boiler Firing Systems	232
8.2.3	Boiler Thermal Efficiency	233
8.2.4	Boiler Efficiency Improvements.....	238
8.2.4.1	Tune-Up of Boilers	238
8.2.4.2	High-Efficiency Boilers	239
8.2.4.3	Modular Boilers	240
8.3	Cooling Systems	241
8.3.1	Overview of Cooling Principles	241
8.3.2	Types of Cooling Systems	244
8.3.2.1	Unitary AC Systems	244
8.3.2.2	Packaged AC Systems	245
8.3.2.3	Heat Pumps.....	245
8.3.2.4	Central Chillers.....	245
8.3.3	Retrofit Measures for Cooling Systems.....	247
8.3.3.1	Chiller Replacement	248
8.3.3.2	Chiller Control Improvement	250
8.3.3.3	Multiple Chillers.....	252
8.3.3.4	Alternate Cooling Systems	254
8.3.4	Impact of Oversizing Air-Conditioning Systems.....	255
8.3.4.1	HVAC Systems Design Approach	255
8.3.4.2	Impact of AC Sizing on Energy Use.....	257
8.4	Water Distribution Systems	259
8.4.1	Pumps.....	261
8.4.2	Pump and System Curves.....	262
8.4.3	Analysis of Water Distribution Systems.....	263
8.5	Summary	266
Chapter 9	Distributed Energy Systems	269
9.1	Introduction	269
9.2	Combined Heat and Power Systems	270
9.2.1	Types of CHP Systems	271
9.2.1.1	Conventional CHP Systems.....	272
9.2.1.2	Packaged CHP Systems.....	274
9.2.1.3	Fuel Cells	275
9.2.2	Evaluation of CHP Systems	275
9.2.2.1	Efficiency of CHP Systems.....	276
9.2.2.2	Simplified Analysis of CHP Systems	278
9.2.3	Financial Options for CHP Systems	279
9.3	Renewable Energy Systems	280
9.3.1	Passive Solar Systems	280
9.3.2	Solar Thermal Collectors	281
9.3.2.1	Solar Domestic Hot Water Systems	284

9.3.2.2	Solar Combisystems	285
9.3.2.3	Photovoltaic/Thermal Collectors.....	286
9.3.3	Photovoltaic Systems.....	286
9.3.3.1	PV System Configurations.....	286
9.3.3.2	Analysis of PV System Performance.....	288
9.3.3.3	PV System Components	293
9.4	Thermal Energy Storage Systems	298
9.4.1	Types of TES Systems.....	299
9.4.2	Operation of TES Systems	300
9.4.3	Control Strategies of TES Systems	307
9.4.3.1	Full Storage.....	308
9.4.3.2	Partial Storage	308
9.4.4	Options for TES Operating Cost Reduction.....	310
9.4.4.1	Feasibility Analysis of TES Systems.....	310
9.4.4.2	Operation Improvements of TES Systems	312
9.5	District Energy Systems	314
9.5.1	Overview of DES	315
9.5.2	Benefits of DES	316
9.5.3	Technologies for Heating.....	318
9.5.4	Technologies for Cooling	320
9.5.5	DES Distribution Systems.....	321
9.5.6	DES End-User Systems	322
9.5.7	Simplified Analysis of DES	323
9.6	Summary	325
Chapter 10	Energy Management Control Systems	329
10.1	Introduction	329
10.2	Basic Control Principles	330
10.2.1	Control Modes	330
10.2.2	Intelligent Control Systems	335
10.2.3	Types of Control Systems.....	336
10.3	Energy Management Systems	337
10.3.1	Basic Components of EMCS	337
10.3.2	Typical Functions of EMCS	338
10.3.3	Design Considerations of EMCS.....	339
10.3.4	Communication Protocols.....	341
10.4	Control Applications.....	342
10.4.1	Duty Cycling Controls.....	345
10.4.2	Outdoor Air Intake Controls	346
10.4.2.1	VAV Control Techniques for Economizer Systems.....	347
10.4.2.2	VAV Control Techniques for Systems with a Dedicated Outside Air Duct	350

10.4.2.3	Other VAV Control Techniques	351
10.4.2.4	Comparative Analysis.....	353
10.4.3	Optimum Start Controls.....	355
10.4.4	Cooling/Heating Central Plant Optimization	357
10.4.4.1	Single Chiller Control Improvement	357
10.4.4.2	Controls for Multiple Chillers.....	358
10.4.4.3	Controls for Multiple Boilers	359
10.5	Summary	359
Chapter 11	Smart Building Energy Systems	361
11.1	Introduction	361
11.2	Smart Grid.....	362
11.3	Smart Building Technologies	365
11.3.1	Building Envelope Systems.....	365
11.3.1.1	Dynamic Window Systems.....	365
11.3.1.2	Dynamic Opaque Systems.....	366
11.3.2	Electrical Systems	367
11.3.2.1	Lighting Systems	367
11.3.2.2	Office Equipment.....	367
11.3.2.3	Appliances	368
11.3.3	Mechanical Systems.....	369
11.3.3.1	HVAC Systems	369
11.3.3.2	Water Heating Systems.....	371
11.3.4	Smart Controls	371
11.4	Analysis Approaches	372
11.4.1	Analysis of Building Load Profiles	372
11.4.2	Energy Efficiency Optimization.....	374
11.4.3	Demand Reduction Optimization	376
11.5	Evaluation of Smart Energy Systems	379
11.5.1	Switchable Insulation Systems	379
11.5.1.1	Switchable Insulations for Roofs	381
11.5.1.2	Switchable Insulations for Walls	386
11.5.1.3	Switchable Insulations for Windows	392
11.5.2	Lighting Systems	394
11.5.2.1	LED-Integrated Controls	394
11.5.2.2	Advanced Daylighting Controls	396
11.5.3	Passive and Active TES Systems	398
11.5.4	Smart Thermostats	400
11.5.4.1	Potential Energy Savings	402
11.5.4.2	Benefits for Large-Scale Deployment.....	402
11.5.4.3	Cost-Effectiveness Analysis	404
11.6	Summary	406

Chapter 12	Water Management.....	409
12.1	Introduction	409
12.2	Indoor Water Management	409
12.2.1	Water-Efficient Plumbing Fixtures.....	410
12.2.1.1	Water-Saving Showerheads	411
12.2.1.2	Water-Saving Toilets.....	411
12.2.1.3	Water-Saving Faucets	412
12.2.1.4	Repair Water Leaks	412
12.2.1.5	Water/Energy-Efficient Appliances	412
12.2.2	Domestic Hot Water Usage	414
12.2.3	Water Heaters	416
12.2.4	Hot Water Distribution Systems.....	421
12.3	Outdoor Water Management	424
12.3.1	Irrigation and Landscaping	424
12.3.2	Wastewater Reuse.....	426
12.4	Swimming Pools.....	427
12.4.1	Evaporative Losses.....	428
12.4.2	Impact of Pool Covers	430
12.5	Summary	431
Chapter 13	Large-Scale Retrofit Analysis	433
13.1	Introduction	433
13.2	Building Stock Modeling Approaches	435
13.2.1	Top-Down Modeling Approaches	436
13.2.2	Bottom-Up Statistical Modeling Methods	436
13.2.3	Bottom-Up Deterministic Engineering Modeling Methods	437
13.2.4	Bottom-Up Stochastic Engineering Modeling Methods	438
13.3	General Methodology for Large-Scale Retrofit Analysis.....	439
13.3.1	Main Building Characteristics	440
13.3.2	Building Stock Model	443
13.3.3	Calibration Analysis	444
13.3.4	Energy Efficiency Analysis	447
13.4	Case Studies.....	449
13.4.1	Retrofit of Residential Building Stock	450
13.4.1.1	Household Perspective	450
13.4.1.2	Government Perspective	452
13.4.2	Retrofit of Commercial Building Stock	454
13.4.2.1	Representative Office Building Models	455
13.4.2.2	Office Building Stock Model.....	458

13.4.2.3 Energy Efficiency Measures	459
13.4.2.4 Net-Zero Energy Building Analysis	463
13.4.2.5 Overview of Analysis Results.....	466
13.5 Summary	469
Chapter 14 Energy Productivity Analysis.....	471
14.1 Introduction	471
14.2 Energy Productivity Concepts.....	471
14.2.1 Overview of Macroeconomic Principles.....	471
14.2.2 Multiple Benefits of Energy Efficiency	472
14.3 Energy Productivity Analysis Approach.....	473
14.3.1 Macroeconomic Analysis for Building Sector	474
14.3.2 Analysis for Individual Buildings	478
14.3.3 Impact of Energy Efficiency Measures	480
14.3.4 Estimation of Value Added from Energy Efficiency.....	481
14.4 Applications of Energy Productivity Analysis	483
14.4.1 Energy Retrofit of Individual Buildings.....	483
14.4.2 Energy Retrofit of Building Stocks	486
14.5 Summary	496
Chapter 15 Methods for Estimating Energy Savings.....	499
15.1 Introduction	499
15.2 General Procedure.....	500
15.3 Energy Savings Estimation Models.....	502
15.3.1 Simplified Engineering Methods	502
15.3.2 Regression Analysis Models	504
15.3.2.1 Single-Variable Regression Analysis Models	505
15.3.2.2 Multivariable Regression Analysis Models	508
15.3.3 Dynamic Models	510
15.3.4 Computer Simulation Models.....	512
15.4 Applications	517
15.5 Uncertainty Analysis	518
15.6 Summary	520
Chapter 16 Audit Reports	521
16.1 Reporting Guidelines.....	521
16.1.1 Reporting a Walk-Through Audit.....	521
16.1.2 Reporting a Standard Audit.....	523
16.2 Case Study 1: Walk-Through Audit of a Residence	525
16.2.1 Building Description	525

16.2.1.1	Building Envelope	525
16.2.1.2	Building Infiltration	526
16.2.1.3	HVAC System	526
16.2.1.4	Water Management.....	526
16.2.1.5	Appliances	526
16.2.1.6	Thermal Comfort.....	526
16.2.2	Energy Efficiency Measures.....	526
16.2.2.1	Building Envelope	526
16.2.2.2	Water Management.....	527
16.2.2.3	Appliances	528
16.2.3	Economic Analysis.....	529
16.2.4	Recommendations	529
16.3	Case Study 2: Standard Audit of a Residence	530
16.3.1	Architectural Characteristics	530
16.3.2	Utility Analysis	531
16.3.3	Air Leakage Testing	533
16.3.4	Energy Modeling.....	536
16.3.5	Model Calibration	537
16.3.6	Energy Conservation Measures.....	537
16.3.7	Conclusions and Recommendations	541
16.4	Case Study 3: Audit of a Museum	542
16.4.1	Building Description	542
16.4.1.1	HVAC Systems	542
16.4.1.2	Electrical Systems.....	544
16.4.2	Walk-Through Audit.....	545
16.4.2.1	Lighting Systems	546
16.4.2.2	Mechanical Systems	546
16.4.2.3	Building Shell	547
16.4.2.4	Other Issues	547
16.4.3	Utility Data Analysis.....	547
16.4.3.1	Base-Load Determination	548
16.4.3.2	Building Load Characteristics	549
16.4.4	Occupant Survey	550
16.4.5	Field Testing and Measurements	550
16.4.5.1	Lighting Quality	550
16.4.5.2	Space Temperature and Humidity Profiles	552
16.4.5.3	Thermal Imaging	552
16.4.6	Energy Modeling.....	554
16.4.6.1	Building Envelope, Geometry, and Thermal Zones.....	555
16.4.6.2	HVAC Components	556
16.4.6.3	Calibration of the Energy Model	559
16.4.7	Analysis of Energy Conservation Measures	560
16.4.7.1	Overview.....	560

16.4.8 Energy Savings Estimation	563
16.4.8.1 EEM 1: Delamping 30 Percent of Lamps	563
16.4.8.2 EEM 2: Increased Roof Insulation	564
16.4.8.3 EEM 3: Window Replacement	565
16.4.8.4 EEM 4: Occupancy Sensors	567
16.4.8.5 EEM 5: Premium Efficiency Pumps.....	568
16.4.8.6 EEM 6: Improved Fume Hood Controls—Demand-Controlled Ventilation.....	569
16.4.8.7 EEM 7: Improved Water Fixture Efficiency	570
16.4.8.8 EEM 8: Optimized Package of EEMs	571
16.4.9 Economic Analysis.....	573
16.5 Summary and Recommendations	573
Appendix A	575
Appendix B	579
References	597
Index.....	615