Steam Systems, Retrofit Measure Packages, Hydronic Systems

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The Partnership for Advanced Residential Retrofit

ELEVATE ENERGY
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Building America Webinar:
Retrofitting Central Space Conditioning Strategies for Multifamily Buildings

Building AMERICA®
U.S. Department of Energy

Contents

- **Retrofit Measure Packages** for steam and hydronic MF buildings that save 25-30%
- **System Balancing**
  - Steam
  - Hydronic

Background

- Over 50% of cold climate MF units are heated by central steam or hydronic systems
- 80% of existing buildings will be in use in 2020
- In Chicago region, 2/3 of residential units were built before 1980; rarely designed for energy efficiency

Retrofit Packages Study

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"Evaluation of CNT Energy Savers Retrofit Packages Implemented in Multifamily Buildings"

Farley, J., Ruch, R.

Research Agenda

- Which cost-effective measure packages are appropriate for steam and hydronic MF buildings?
- Select typical Chicago MF buildings and model savings in TREAT
- Find retrofit packages with 25-30% source energy savings

Retrofit Packages

19-Unit Hydronic Building, built 1920

23.9% Site Savings

Measure	Cost	Annual MMBtu Source Savings	Annual MMBtu Site Savings	Annual $ Savings	Percent Site Savings	Payback Years
Insulate heating hot water pipes	4,720	229.38	229.38	2,294	11.9%	2.1
Air seal and insulate basement windows	390	96.15	96.15	962	5.0%	0.4
Install Energy Star refrigerators	8,550	46.38	15.46	1,960	0.8%	4.4
Install boiler controls & indoor sensors	4,735	99.23	99.23	992	5.2%	4.8
Weather strip exterior doors	1,330	18.10	18.10	181	1.0%	7.3

Retrofit Packages

6-Unit Steam Building, built 1927

31.8% Site Savings

Measure	Cost	Annual MMBtu Site Savings	Annual MMBtu Source Savings	Annual $ Savings	Percent Site Savings	Payback Years
Insulate steam pipes	1,450	54.30	54.30	543	4.8%	2.7
Air seal and insulate roof cavity	4,612	124.06	124.06	1,240	10.9%	3.7
Install low flow fixtures	0*	12.85	12.85	129	1.1%	--
Install boiler controls & indoor sensors	3,395	65.48	65.48	655	5.7%	5.2
Insulate domestic hot water pipes	1,200	8.13	8.13	81	0.7%	14.8
Resize risers and replace main line vents	5,890	97.99	97.99	980	8.6%	6.0

Retrofit Packages

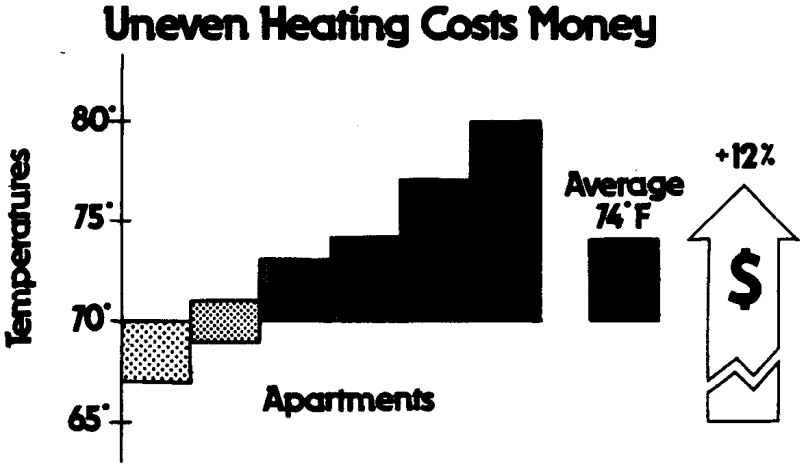
- Significant, cost-effective savings are possible in old steam & hydronic buildings

- The most cost-effective packages address
  - Thermal envelope (air sealing & insulating roof cavity, basement)
  - Heating controls (outdoor reset, temperature averaging)
  - Distribution (heating and DHW pipe insulation, system balancing)
  - Lighting fixtures

- Optimizing and balancing the heating distribution system can be a source of significant (10-15%) heating fuel savings

Why balancing?

- Older hydronic & steam systems are almost always imbalanced
  - Systems not zoned by unit will overheat some units in order to adequately heat the coldest ones
  - Can cause tenants to use supplemental heat or open windows during the heating season
  - Fuel waste, tenant discomfort
- Narrowing the temperature spread can bring benefits to tenants and owners alike



Satisfying the coolest apartment overheats the others

(Peterson, G., 1985)

Why balancing?

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Utility savings

- Katrakis, J. et al (2010): 5-15% savings, 2-5 yr payback
- PARR: average 10% off heating load in steam bldgs

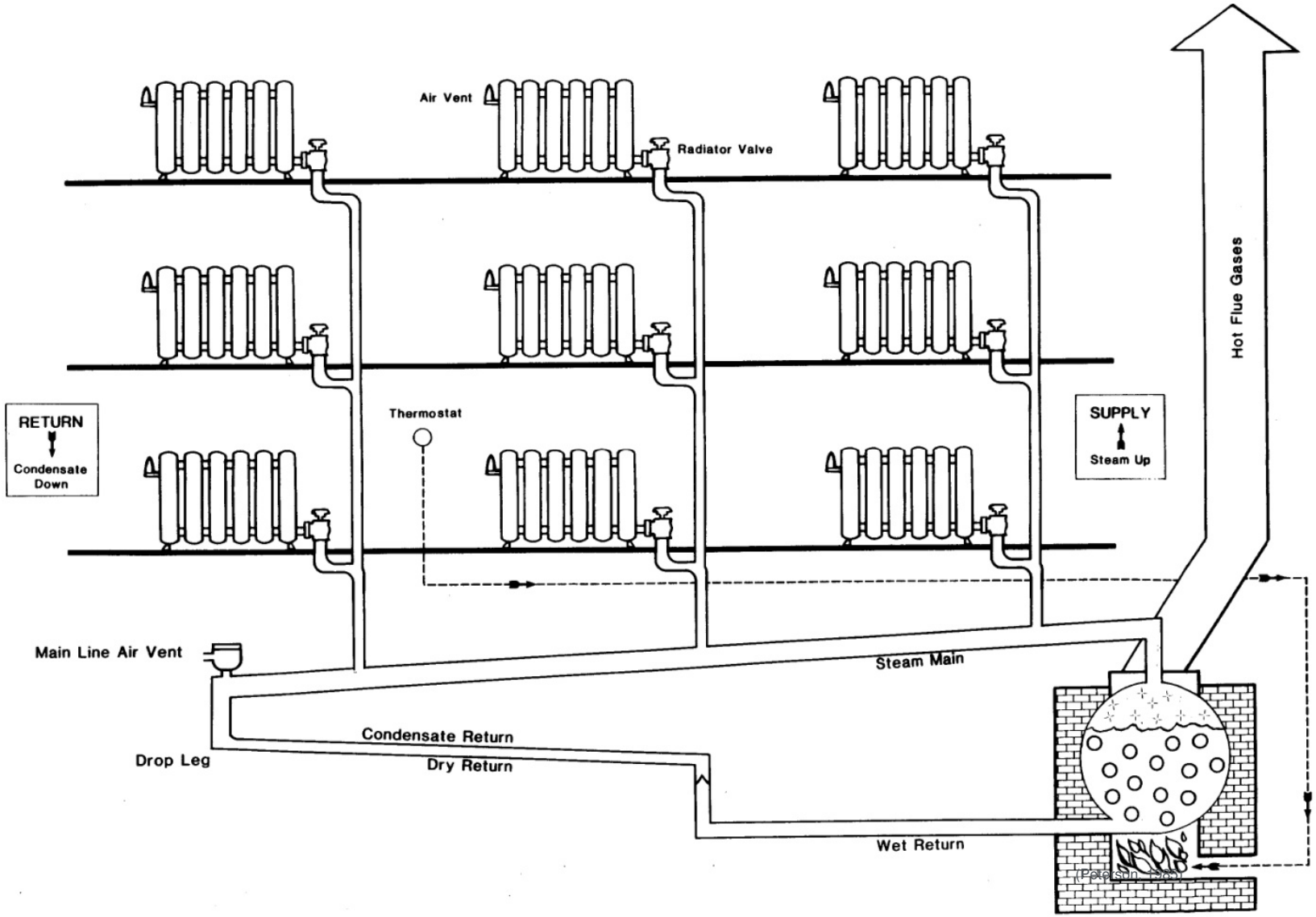
Tenant comfort

- Fewer open windows in winter
- Less supplemental heating e.g. space heaters, oven ranges
- Reduce humidity & moisture control issues

Operation savings

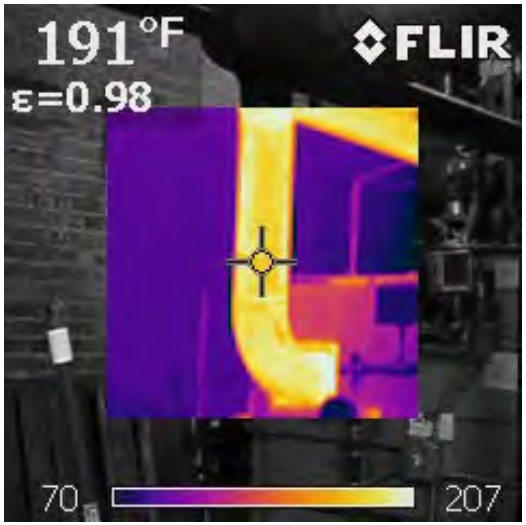
- Improving tenant comfort can stabilize occupancy
- Reduce the time spent dealing with low-heat calls

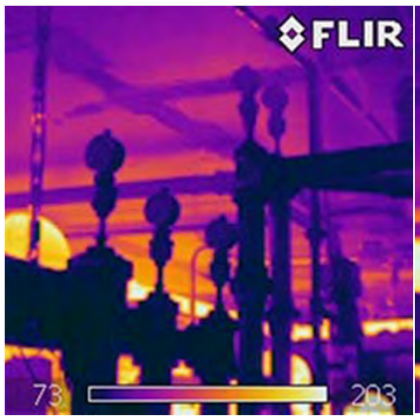
Steam Heating Basics



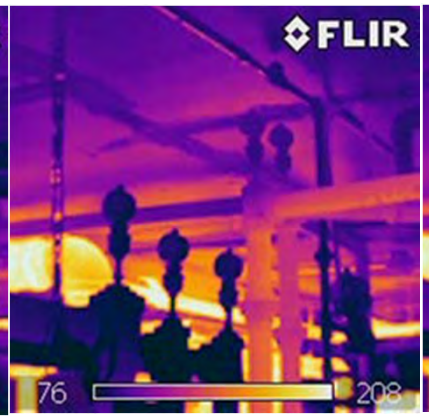
Steam Heating Basics

In the boiler room:

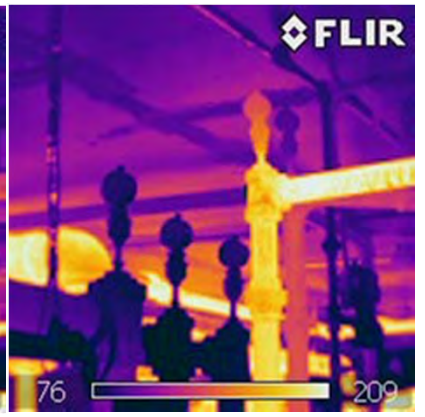




Boiler turns on



8 min



30 min

Steam Heating Basics

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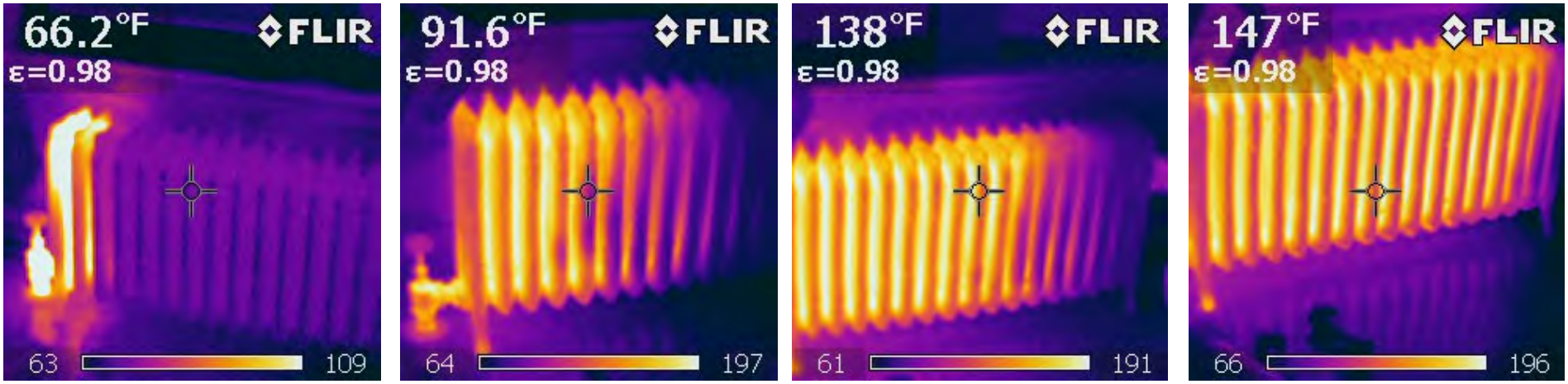
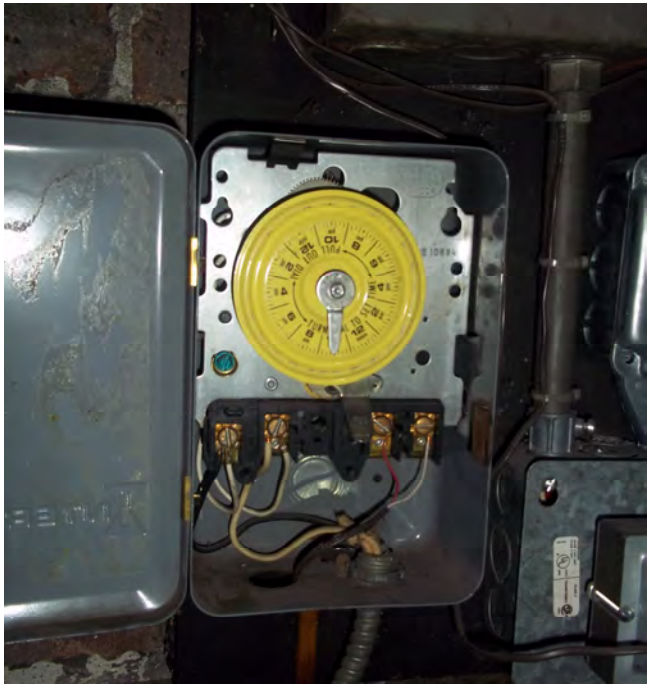
Meanwhile, in a unit:

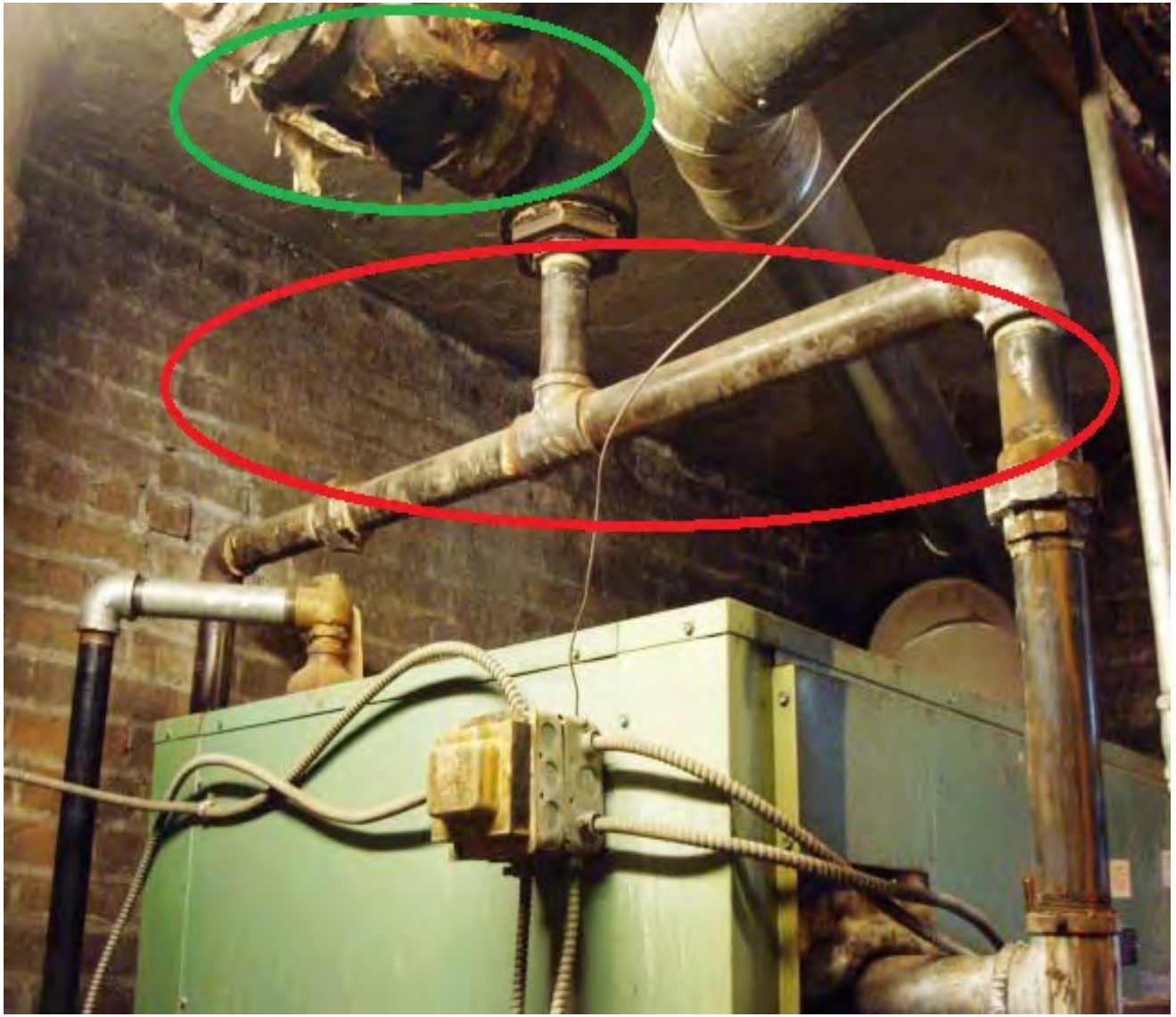


This is what should happen during a boiler cycle; however, there are often problems…

Steam Heating Basics - Problems



Steam Heating Basics - Problems



Steam Balancing Market Barriers

- Lacking knowledge about older steam and hydronic systems in the marketplace
- Balancing not commonly offered as a service or recommended as a measure
- Not tangible – often requires time and dedication rather than basic equipment replacements
- Difficult to convince owners of its value
  - Balancing is a separate issue from boiler replacement
  - Natural gas is cheap, so it Is not seen as worth the time or effort

Steam Balancing Study

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"Steam System Balancing and Tuning for Multifamily Residential Buildings in Chicagoland"

Choi, J., Ludwig, P., Brand, L.

Research Agenda

- How do steam balancing measures affect unit temperatures, boiler cycles, and gas consumption?
- Install loggers in 10 bldgs and compare performance pre- and post-retrofit
- Found avg 10.2% savings on NG heating loads, avg cost $9,875, simple payback 5.1 years

Steam Balancing – Measures

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Replace radiator vents

Add or upgrade main line air venting

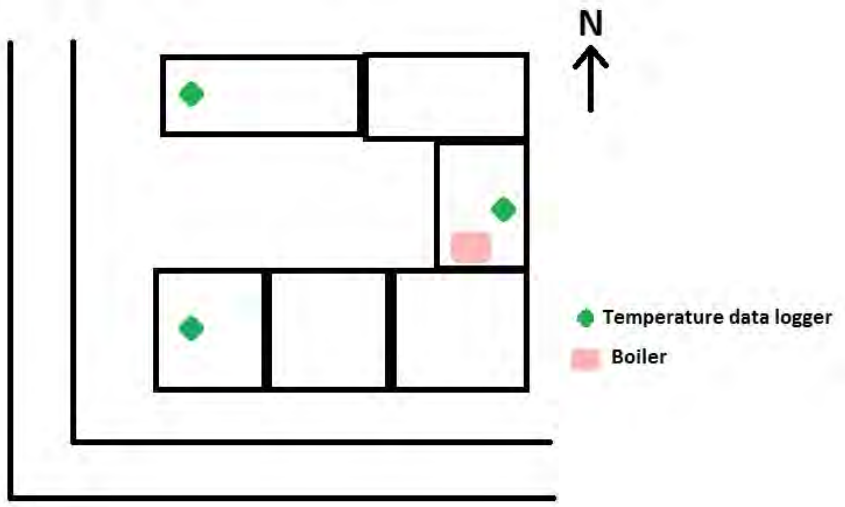
Boiler controls (4-6 sensors, indoor averaging)

Steam Balancing – Sample Selection

- 10 buildings
- Single-pipe steam
- 15-30 units
- Uneven heating
- Boiler in good condition

Steam Balancing Study - Timeline

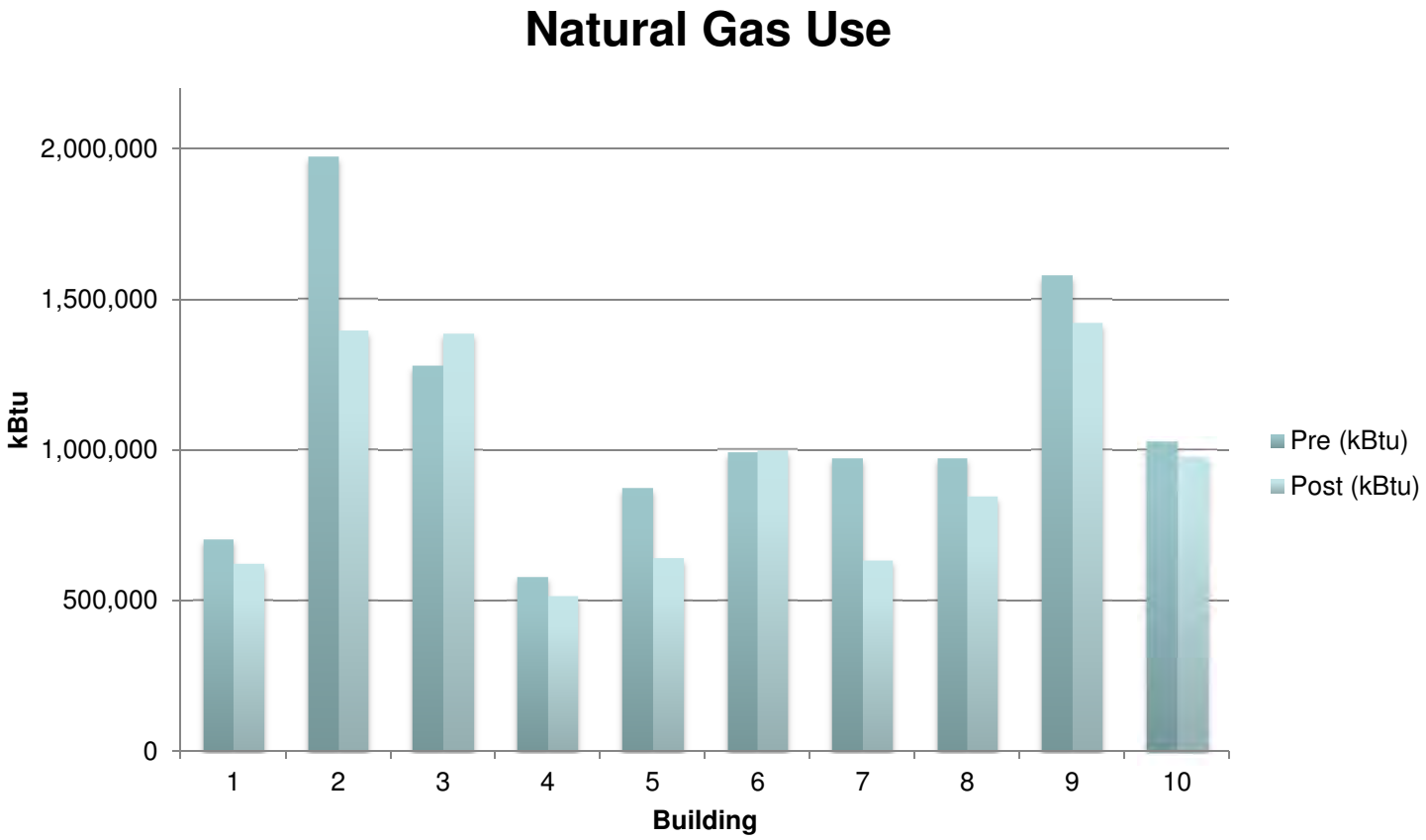
1. Collected pre-retrofit data
   - Building, boiler, piping, condition of vents, existing controls
   - Data logging of unit temperatures, boiler cycles
   - Tenant survey, heat calls
2. Developed detailed scopes for steam balancing work to be done
3. Oversaw general contracting and inspected work
4. Collected post-retrofit temp data
5. Conducted utility bill analysis comparing pre- and post-retrofit energy use



Steam Balancing Study

Measure	Average Cost
Adding or upgrading to high-capacity main line air vents (with new risers)	$1,800
Replacing Radiator Vents	$3,680
Upgrading Boiler Control System	$5,060

Steam Balancing Study



Steam Balancing Study

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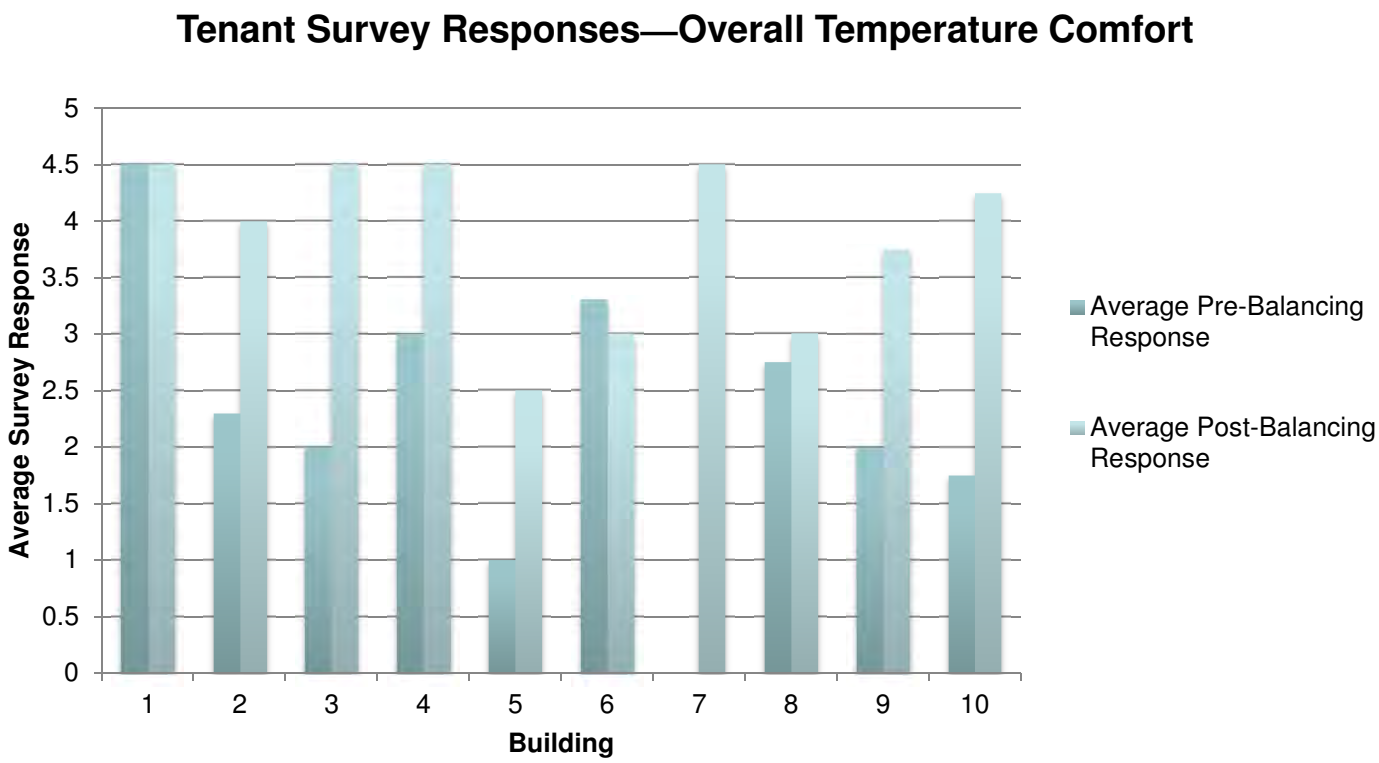


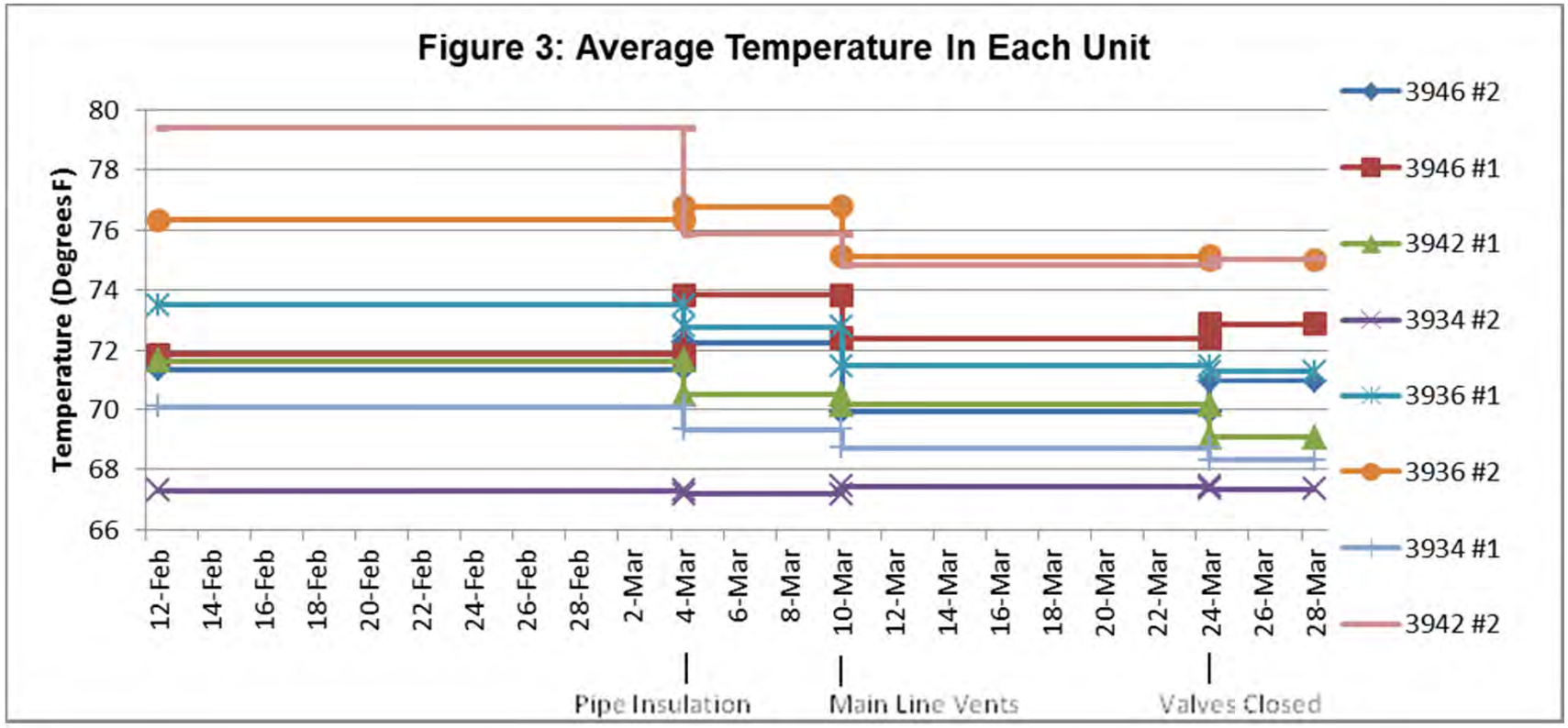
Tenant survey responses rating overall temperature comfort. The tenants were asked to rate the overall temperature comfort within their unit on a scale from 1 = Uncomfortable to 5 = Comfortable. Note: Building 7 received no survey responses pre-retrofit.

Steam Balancing Study

Building	Natural Gas Use From Energy Use Intensity (kBtu)			
	Pre-Balancing	Post-Balancing	# of Months in Analysis Periods	% Savings
1	703,119	621,371	8	11.63%
2	1,971,622	1,394,456	9	29.27%
3	1,280,991	1,388,438	11	8.39%
4	578,751	514,142	11	11.16%
5	873,111	640,519	9	26.64%
6	990,039	995,768	11	0.58%
7	972,393	633,350	10	34.87%
8	972,476	844,398	8	13.17%
9	1,578,954	1,420,073	10	10.06%
10	1,027,457	977,787	10	4.83%

Table 6. Measured Weather-Normalized Natural Gas Use (Heating Only)

Steam Balancing Study



Steam Balancing Study Conclusions

- **Balancing is a multistage process**
  - All information mentioned here should be collected before trying to balance
  - Effectiveness of the initial package of retrofits should be evaluated based on conversations with building manager, tenants, and on temperature data
  - Building may need to be rebalanced, reassessed, and further adjusted

- **Unit locations and building layout are important**
  - Consider them when assessing and balancing a building
  - Each building will have different hot and cold spots, requiring different venting configurations and placement of control sensors

- **Tenants and building managers need to be informed**
  - The success of the balancing process depends on their time & cooperation
  - Tenants should be informed that the work will require occasional access to their units and asked not to tamper with monitoring equipment
  - It is also important to explain to tenants how using space heaters drives up the temperature that indoor averaging systems use to control the boiler
  - Building managers should be properly instructed on how to use the controls

Steam Loop Timing Procedure

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Equipment

- Infrared cameras
- Cameras
- Stopwatches
- Sketchpad for diagramming
- Cell phones for communicating among auditor(s)

Procedure

- Have management shut off boiler about ½ hour before arrival
- Walk through: diagram and photograph loops & vents
- Focus infrared cameras on vents, take “before” photos
- Have maintenance fire boiler and take IR photos of the vents until the temperature reaches 200 F
- Record steam arrival time for each vent

Steam Balancing Rebate

Single Pipe Steam Heating Controls and Balancing Prescriptive Rebate

PEOPLES GAS NATURAL GAS SAVINGS PROGRAM

NORTH SHORE GAS NATURAL GAS SAVINGS PROGRAM

Single Pipe Steam Heating Controls and Balancing Prescriptive Rebate Application

Instructions for Use

For detailed instructions, please refer to the Terms and Conditions on page 4 of this application. If you have any questions, please call 855-849-8928.

Step 1: Determine Eligibility

Equipment must be new, installed, and operational in a multifamily dwelling containing three or more living units that is a Peoples Gas or North Shore Gas Multi-Family Customer with Service Classification 2 - Residential or Service Classification 2 - Commercial & Industrial. Multi-family buildings with three or more living units that also contain a business or storefront are eligible for this offer. Rebates are available for adding energy efficient controls to existing central steam heating boiler and improving the steam piping system.

Program begins October 1, 2012 and expires May 31, 2013.

Step 2: Install New Equipment

Only new equipment that meets the minimum energy efficiency specifications listed in this application is eligible for rebates.

Step 3: Complete and Sign Application

Incomplete applications or missing information and materials will cause delays in payment. Forms must be received within 30 days of installation (completion). **Customer name and signature must match what appears on your natural gas bill.**

Step 4: Include Documentation

Submit your completed application and rebate pages (2-3) with the following documentation:

a) Itemized invoices including
- Total cost of each system installed,
- Manufacturer name,
- Make and model,
- Customer name,
- Installation address, and
- Installation date.

b) For rebate payments to trade allies, itemized invoices must clearly show that the rebate amount is being deducted from the customer's invoice, and therefore, the rebate is payable to the trade ally/ contractor.

Please submit the completed, signed application and required documentation one of three ways:

Option 1: Mail
Peoples Gas/North Shore Gas
Steam Heating Controls
Prescriptive Rebate Program
5450 N. Cumberland Ave., Suite 125
Chicago, IL 60656

Option 2: Scan and E-mail
For Peoples Gas customers:
peoplesgas@franklinenergy.com
For North Shore Gas customers:
northshoregas@franklinenergy.com

Option 3: Fax
773-853-2205
Attn: Peoples Gas/North Shore Gas
Single Pipe Steam Heating Controls
and Balancing Application

- Through Peoples/North Shore Natural Gas Savings Program
- 3+ living units, Service Class 2 (Residential or C&I)
- $150/unit for central steam boiler controls, $50/unit for improved venting

Hydronic Balancing Study

U.S. DEPARTMENT OF ENERGY | Energy Efficiency & Renewable Energy

"Balancing Hydronic Systems in Multifamily Buildings"

Ruch, R., Ludwig, P. Maurer, T.

Research Agenda

- How much can temps vary within and across a hydronic building? What are cost-effective balancing strategies?
- Surveyed literature and evaluated temps in 2 bldgs; added pump capacity in 1 bldg
- Found a 48F spread (!) and reduced avg spread by 6.5F

Hydronic Balancing Study

- Previous research by ARIES (Dentz et al. 2013)
  - Among other conclusions, found very high temperature spreads in hydronic buildings with Energy Management Systems (EMS)
  - Ranged from 14.5 F – 37.9 F when on, 24.5 F – 34.0 F when off
  - Suggested overheating is a significant and common problem in imbalanced hydronic buildings
  - EMS has a limited ability to control temperature and distribution problems

Hydronic Balancing Study - Timeline

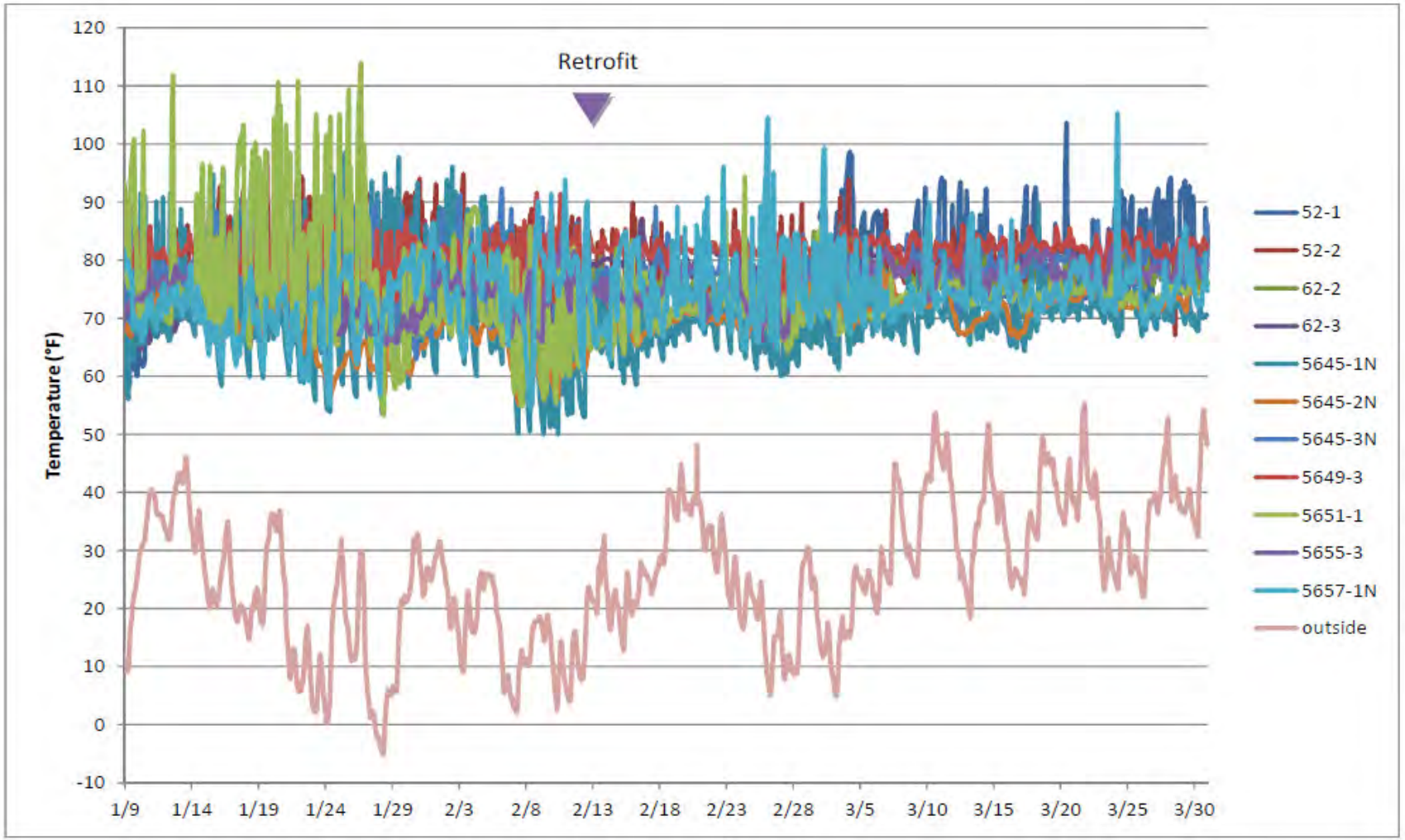
1. Collected pre-retrofit data
   - Building, boiler, piping, baseboard, circulators, existing controls
   - Data logging of unit temperatures
2. Developed detailed scope for balancing work to be done
3. Oversaw general contracting and inspected work
4. Collected post-retrofit temp data
5. Conducted temperature data analysis comparing pre- and post-retrofit temperature spreads

Hydronic Balancing Study

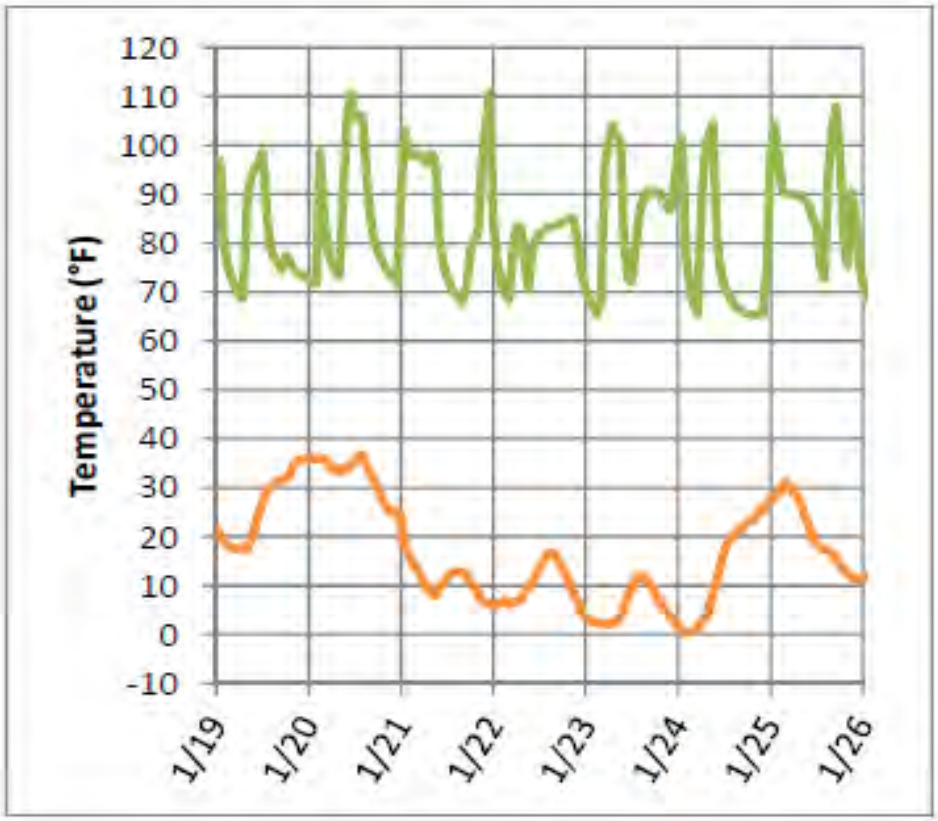
Building A

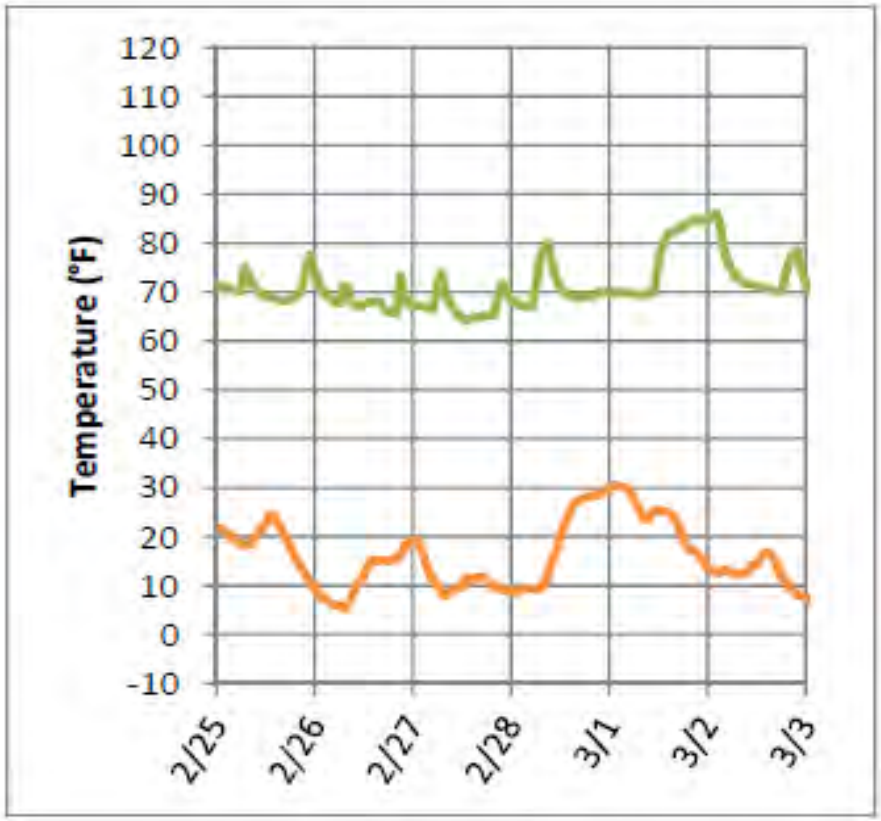
- 33 units, 3 stories
- Built 1920, 39,500 ft^2
- Baseboard radiators
- "S"-shaped, 2 zones
  - West: 5657, 5655, 5653
  - East: 5651, 5649, 5647, 5645, 62, 52
- Piping undersized, west loop chronically underheated

Building A temperatures, pre- and post-retrofit



Temperatures, pre- and post-retrofit, in Unit 5651-1

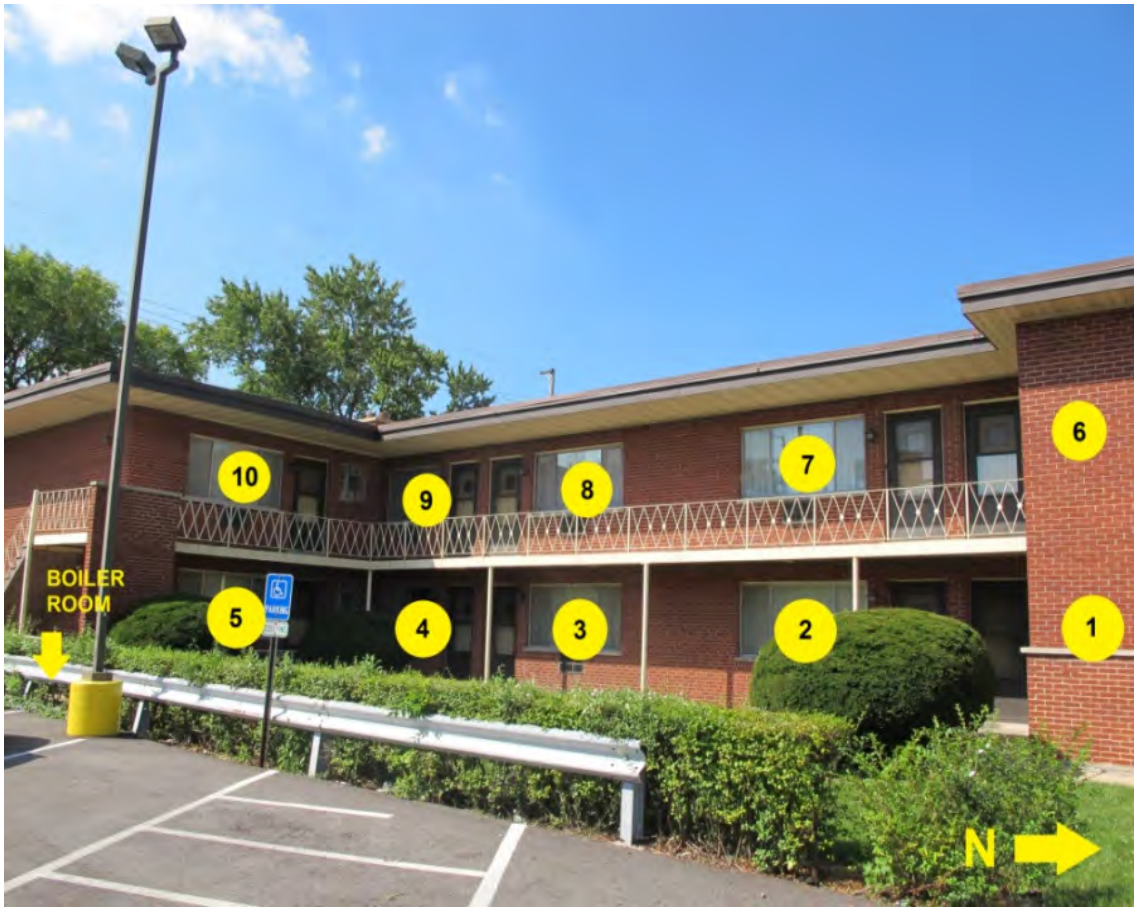




Temperature imbalance in Building A

	Pre retrofit	Post retrofit
Proportion of half hour intervals in which building spread >30°F	17.3%	1.3%
Proportion of half hour intervals in which building spread <15°F	25.4%	52.4%

Hydronic Balancing Study



Building B

- 10 units, 2 stories
- Built 1961, 6,750 ft^2
- Underfloor radiant
- Zoned by unit (thermostats)
- First floor chronically overheated

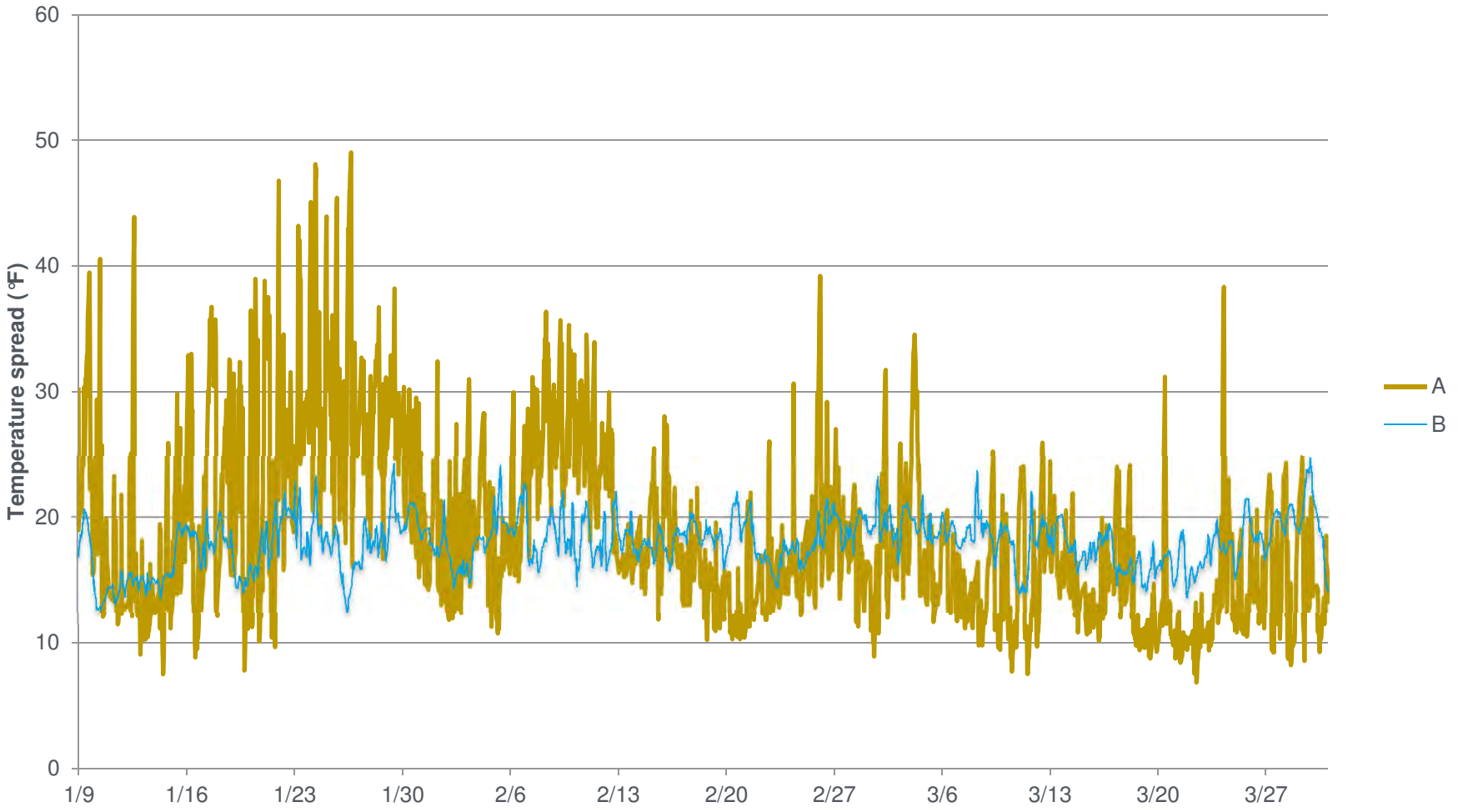
Building B summary statistics

Unit	Min	Max	Mean	Median	SD
1	72.0	88.1	80.0	79.7	1.7
2	75.5	83.6	79.2	79.2	1.1
3	75.0	82.3	79.3	79.5	1.0
4	69.6	86.6	81.3	81.6	2.6
5	73.4	85.7	80.4	80.7	2.1
6	66.2	84.1	75.1	74.6	3.3
7	70.8	77.4	73.8	73.9	1.2
8	60.4	72.0	64.8	64.7	1.8
9	70.8	83.8	78.5	78.3	2.3
10	71.0	83.6	77.9	78.1	2.1
Averaged	70.5	82.7	77.0	77.0	1.9

Recorded vs. setpoint temps (°F) in Building B

Unit	Setpoint (12/19)	Actual (12/19)	Deviation Max (11/13 3/31)	Deviation Median (11/13 3/31)
1	75	78.4	13.1	4.7
2	70	79.3	13.6	9.2
3	75	79.5	7.3	4.5
4	60	83.2	26.6	21.6
5	74	79.0	11.7	6.7
6	74	78.2	10.1	0.6
7	73	74.6	4.4	0.9
8	60	64.3	12.0	4.7
9	73	80.0	10.8	5.3
10	75	78.4	8.6	3.1

Unit temperature spreads at Buildings A and B



Hydronic Study Conclusions

- **Hydronic buildings can be extremely imbalanced**
  - Unit temps in can range by as much as 48 F (56 F to 104 F)
  - Open windows, intermittent supplemental heating sources likely the culprit
  - As with steam, when zones serve multiple units, there is bound to be significant variation in temperatures across the building
  - Even in buildings where there is ostensibly zone control for each unit (as with Building B), variation from the setpoint can be considerable (21.6 F in Unit #4)

- **The causes of imbalance in hydronic systems are diverse**
  - Include undersized piping, undersized circulators, malfunctioning zone valves, damaged heat emitters, poor air elimination, misconfigured balancing valves
  - Increasing flow to an underheated zone was effective in reducing temp spread

- **Many of the same lessons from steam balancing apply**
  - Balancing is an iterative process; consider loop configurations carefully
  - Work with tenants and building owners to address the impact of supplemental heating on temperature sensors (both for research and controls); the success of the balancing process depends on their time & cooperation

Conclusions

- There exists a need to develop balancing as a viable energy efficiency measure and increase market penetration
- Steam balancing is relatively straightforward
  - Improve/increase mainline and radiator venting
  - Replace timers with temperature averaging controls
- Hydronic balancing depends on multiple factors
  - Piping configuration (series, direct return, reverse return), flow rates and water temperatures, heat emitter type, pipe sizing
- Coordinating with building owners and educating maintenance staff on distribution system and boiler controls is a crucial factor in keeping heating costs down

Contact Information

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