



Plan your heating system upgrades now

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Yes, that nip of cold is in the air. Autumn is here meaning a sustained period is about to begin where buildings must provide heat reliably to tenants. So let this be a reminder to begin planning and budgeting for heating system upgrades next year to be implemented spring/summer 2013. Seems so far away, but it's important to strategize and plan now. The good news is that many upgrade strategies will result in greater efficiency and savings due to avoided costs of fuel. And with diesel oil prices above \$4/gallon these days and N.Y.C. rules in effect against No. 6 and No. 4 oils, such upgrades should be a higher priority these days. Here are some smart strategies that can be implemented next non-heating season to consider to prolong your equipment and save you much in costs in the future:

- * Upgrade/install insulation of boiler, pipes, valves: 10%
- * Upgrade roof and exterior wall insulation: 20%
- * Implement a regular boiler Testing and Maintenance Plan: 20%
- * Clean steam traps: 10%
- * Install additional zones to improve heating control: 20%
- * Switch from No. 6/No. 4 fuel oils to No. 2 fuel oil or natural gas: 30% (N.B. - as this is written, the price differential between natural gas and fuel oils is soaring. One large Manhattan client of mine switched and saw a real savings in fuel costs of 70%!)
- * Install hot water reset control: 10%
- * Install separate domestic hot water unit for boiler summer shutdown: 20%
- * Install thermostatic radiator valves (TRVs) to control hot water flow: 10%
- * Install door sweeps on exterior doors: 1%
- * Replace any single-pane windows with double-pane high R units: 5%

Obviously, don't take these potential savings listed literally. They are estimates of best case scenarios. And they are not additive; don't think that by implementing them all, your fuel heating bill will go down to zero next year! However, each of these strategies, if applicable to your needs, will lead to reducing your heating load, improving your heating efficiency, and saving you significant heating fuel costs.

Finally, NYSERDA and Con Edison have incentive programs to pay part of the upfront costs of implementing these strategies. Have someone else pay some of these upfront costs before the savings kick in! Because many of these incentives are funded by money you pay in in your SBC charge every month in your Con Edison bill you really are getting back the money you gave to them. The IRS also offers tax deductions for building upgrades that meet certain criteria. Take advantage of these many available incentives to upgrade your heating system with a strong ROI.

CCES technical experts can help you assess your building's heating system and recommend and help you plan and then implement smart strategies to save you operating expenses. We can also

help you get the maximum available qualifying incentives to maximize your financial gain.

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