MULTIFAMILY OPERATIONS AND MAINTENANCE GUIDE

Multifamily Operations and Maintenance incentives are available for facilities implementing at least one of the measures below. Measure details and supporting documentation must be submitted via the Multifamily Operations and Maintenance application. Supporting documentation includes, but is not limited to, photos, screenshots, manufacturer specifications, and mechanical drawings. For more information, visit **focusonenergy.com/multifamily**.

Supply Air Temperature (SAT) Reset

The intent of this measure is to capture savings associated with implementing a new supply air temperature reset or optimizing a programmed SAT reset strategy for a single zone of a building. This measure is based on OAT (outside air temperature). Both cooling and heating resets are available to implement.

Required Inputs

- Existing heating setpoint
- Heating outside air temperature reset range
- Heating supply air reset temperature range
- Existing cooling setpoint
- Cooling outside air temperature reset range
- Cooling supply air reset temperature range

Optional Inputs

- Building space type
- Cooling type (direct expansion (DX), air-cooled chiller, water cooled chiller)

Supporting Documentation

- Existing heating/cooling setpoint
- Supply air temperature reset range

Example:

Heating		
OAT Range	10°F	50°F
SAT Range	75°F	60°F

Cooling		
OAT Range	70°F	85°F
SAT Range	60°F	55°F

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Hot Water Temperature Reset

The intent of this measure is to capture savings by adjusting the hot water supply setpoints to lower temperatures based on actual building load. It assumes that the current hot water supply is a constant temperature with no reset strategy in place. It also assumes a constant heating water flow rate is used throughout the heating season.

Required Inputs

- Existing hot water setpoint
- Boiler water flow rate (or model number)

Reset temperature ranges:		
OAT Range	10°F	50°F
SAT Range	180°F	140°F

Optional Inputs

- Building space type
- Boiler model number

Supporting Documentation

- Boiler model number/specs

Reset temperature ranges:		
OAT Range	10°F	50°F
SAT Range	180°F	140°F

Schedule Optimization

The intent of this measure is to capture savings associated with the resetting of the nighttime (or unoccupied) setpoints on the programmable thermostats or DDC (direct digital control) systems. This measure addresses both typical weekday and weekend building schedules.

Required Inputs

- Existing and proposed weekday schedule
- Existing and proposed weekend schedule
- Temperature set back amount (°F)
- Cooling type (DX, air-cooled chiller, water-cooled chiller)

Optional Inputs

- Building space type
- Building square footage
- Percent of building affected by schedule adjustment

Supporting Documentation

- Previous and new schedules for weekdays and weekends
- Temperature setback amount

Chiller Setpoint Adjustment

The intent of this measure is to adjust the chilled water setpoint based on changing load conditions. This involves re-programming the chiller plant controls to optimize chilled water for the building based on outside air temperature. This measure also looks at condenser water reset opportunities as well. This measure is not applicable to RTUs (rooftop unit) or DX cooling systems.

Required Inputs

- Cooling capacity (tons)
- Cooling type (air-cooled chiller or water-cooled chiller)
- Existing and proposed chilled water setpoint
- Existing and proposed cooling tower water setpoint

Optional Inputs

- Building square footage
- Cooling efficiency (EER)

Supporting Documentation

- Previous and new setpoints
- Chiller capacity and efficiency

Economizer Optimization

The intent of this measure is to capture savings associated with adjusting the control of outside air economizer units. Savings come from adjusting the temperature range over which economizing is enabled.

Required Inputs

- Previous economizing outside air temperature range
- New economizing outside air temperature range
- Cooling capacity (tons)
- Cooling type (DX, air-cooled chiller, water-cooled chiller)

Optional Inputs

- Cooling efficiency (EER)
- Building square footage

Supporting Documentation

- Chiller capacity and efficiency
- Baseline temperature range
- New temperature range

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Delamp Lighting

The intent of this measure is to capture savings associated with removing some lamps from existing lighting fixtures. This is for situations where the lighting levels will still be adequately provided with fewer lamps. It is assumed that the fixtures will operate with the same operating hours before and after the delamping.

Required Inputs

- Number of lamps removed
- Wattage of each lamp removed
- Hours of operation per year

Optional Inputs

- Building space type

Supporting Documentation

- Lighting type
- Lamp wattage
- Hours of operation

Reduce Domestic Hot Water Setpoint

The intent of this measure is to capture savings associated with reducing the temperature setpoint of domestic water heater(s).

Required Inputs

- Heater type (electric/gas)
- Existing temperature setpoint
- Proposed temperature setpoint
- Heating capacity (BTU/hr or kW)
- Number of heaters

Optional Inputs

- How many people use this water

Supporting Documentation

- Heater type
- Heater capacity
- Existing and proposed setpoints

Contact FOCUS ON ENERGY® to get started!

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Rebates are subject to change and cannot exceed project costs.

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