LEED 2009 for Existing Buildings: Operations & Maintenance

EA PREREQUISITE 1: ENERGY EFFICIENCY BEST MANAGEMENT PRACTICES-PLANNING DOCUMENTATION, AND OPPORTUNITY ASSESSMENT

Project # [redacted]

All fields and uploads are required unless otherwise noted.

THRESHOLD ATTEMPTED

Points Attempted: 0

ALL OPTIONS

Performance period start: Jul 1, 2011

Performance period end: Aug 31, 2012

Upload EAp1-1. Provide the Building Operating Plan. Upload *Files: 1*

Upload EAp1-2. Provide a Systems Narrative describing (at a minimum) heating, cooling, ventilation, lighting, and any building controls system. Upload *Files: 1*

Upload EAp1-3. Provide a 1-2 page representative excerpt from the current Sequence of Operations for at least two different systems summarized in the Systems Narrative. The systems must be of different types (e.g., a chiller and a boiler). Upload *Files: 1*

☒ The documents above meet the minimum content requirements defined in the definitions provided in the Resources & Tools page.

☒ The Building Operating Plan and Sequence of Operations were in effect in the project building during the entire performance period.

Summarize the methods used to implement the Building Operating Plan, and the checks performed to verify proper ongoing implementation.

Building setpoints are controlled by the BAS. The building engineering staff trends the chilled water temperatures. The supply air temperatures, return air temperatures, hot deck temperatures, cold deck temperatures are all monitored. Physical measurements of the chilled water temperatures are taken daily. An annual inspection is done to check BAS sensors and to calibrate pneumatic thermostats. Zone thermostats are calibrated every time a hot/cold complaints is processed.

Upload EAp1-4. Provide the building's preventive maintenance plan for the equipment described in the Systems Narrative. Upload *Files: 1*

Save Form

Upload EAp1-5. Provide the preventive maintenance schedule for the equipment in effect during the performance period. Upload *Files: 1*

Briefly summarize the maintenance plan and schedule uploaded above.

The preventative maintenance plan is implemented on an ongoing basis by the building engineering team. A summary of the preventative maintenance activities, schedule, and equipment covered has been attached.

☒ The project team has performed or overseen a complete ASHRAE Level I Walk-Through Analysis for the project building during the performance period. The audit and analysis included all constituent parts as described on pages 6 and 7 of the ASHRAE "Procedures for Commercial Building Energy Audits".

Upload L-9. Provide a breakdown of total project building annual energy consumption by major end uses or applications. The end use breakdown may take the form of a data table or a graphical summary. Upload *Files: 0*

Upload EAp1-6. Provide the ASHRAE Level 1 Audit Summary for the project building. The Summary may be uploaded as a single report, or in sections. Upload *Files: 3*

The uploaded ASHRAE Level 1 Audit Summary includes the following components:

☒ An energy performance summary including the following:

1. The energy index and cost index for each fuel or demand type for this project, and their combined total, using ASHRAE standard 105 methods.*
2. A comparison of the energy use intensity and the cost index for this project building with those for buildings with similar characteristics.*
3. The target energy, cost, and demand indices for a building with the same characteristics as the project building.
4. A comparison of the energy and cost savings for each fuel type against the target energy, cost, and demand indices.
5. A description of whether further engineering analysis is warranted to meet the target energy, cost, and demand indices.

* If the project team has used the ENERGY STAR's Portfolio Manager to perform the comparison of the energy use intensity against similar characteristics, the EA Prerequisite 2 documentation may be referenced from the ASHRAE Level 1 data upload, and #1 and #2 above do not need to be explicitly included in the ASHRAE Level 1 data upload.

☒ A list of potential low-cost/no-cost energy efficiency and conservation upgrades and programmatic changes, and the expected annual energy consumption savings, energy demand savings, total energy cost savings (consumption + demand), and maintenance cost savings resulting from these improvements.

ADDITIONAL DETAILS

☐ Special circumstances preclude documentation of prerequisite compliance with the submittal requirements outlined in this form.

☒ The project team is using an alternative compliance approach in lieu of standard submittal paths.

ALTERNATIVE COMPLIANCE PATH

Describe the alternative compliance path used by the project team. Include justification that this path meets the prerequisite intent and requirements. Be sure to reference what additional documentation has been provided, if any. Non-standard documentation will be considered upon its merits.

This narrative is provided to clarify the approach for the ASHRAE Level I Audit.

The commissioning agent conducted all of the activities required for an ASHRAE Level I Walk-Through Analysis as part of the building commissioning process. The analysis included all components required for the Level I Walkthrough including the walk-through survey of the building, meeting with the operator to investigate special problems, the space function analysis, breakdown of energy end uses, and identification of potential low-cost and no-cost measures.

See the following uploaded supporting documents:

Breakdown of the total project building annual energy consumption by major end uses

Upload EAp1-ACP. Provide any additional documents that support the alternative compliance path approach. (Optional)

Upload *Files: 0*

SUMMARY

EA Prerequisite 1: Energy Efficiency Best Management Practices - Planning, Documentation, and Opportunity Assessment Compliance Documented:	Y

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