ENERGY SAVINGS FROM AIR SEALING LARGE BUILDINGS





Director of Research



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 In accordance with the Department of Labor and Industry's statute 326.0981, Subd. 11,

"This educational offering is recognized by the Minnesota Department of Labor and Industry as satisfying 1.5 hours of credit toward Building Officials and Residential Contractors continuing education requirements."

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Acknowledgements

This project was supported in part by a grant from the Minnesota Department of Commerce, Division of Energy Resources through a Conservation Applied Research and Development (CARD) program



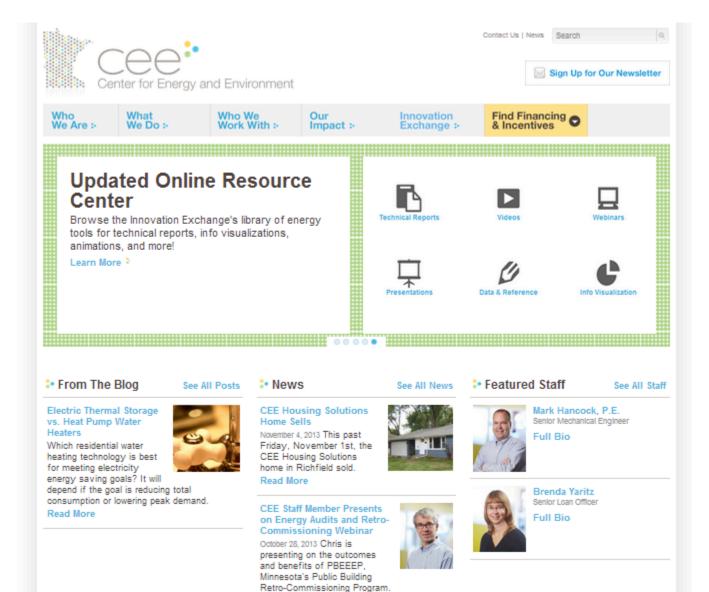


What we do

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- Lending Center
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- Public Policy







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Project Team

- Center for Energy and Environment
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- Air Barrier Solutions
 - Larry Harmon
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Bruce Stahlberg of Affordable Energy Solutions



Large Building Tightness Specification

 Measure the air flow rate needed to pressurize & depressurize the building by 75Pa (0.3 in. wc.)

 Divide by the building envelope area – typically the exterior walls + roof + floor (6 sides)

Results from 387 US C&I buildings

 \circ Average = 0.72 cfm/ft²

o Range 0.03 – 4.3 cfm/ft²



Code Requirements

- US Army Corp Engineers = 0.25 cfm/ft²
 - Tested over 300 buildings
 - \circ Average = 0.16 cfm/ft²
- IECC 2012 (7 states) whole building compliance path = 0.40 cfm/ft²
- Washington State: Buildings over five stories require a whole building test, but do not have to pass a prescribed value.
- <u>City of Seattle</u>: All buildings require a whole building test, but do not have to pass a prescribed value.



Why do we care about building air leakage?

- HVAC systems pressurize buildings to eliminate infiltration – don't they?
- When HVAC is off => air infiltration
- Pressurization not always effective or implemented correctly
- NIST/Persily tracer gas results infiltration can be significant



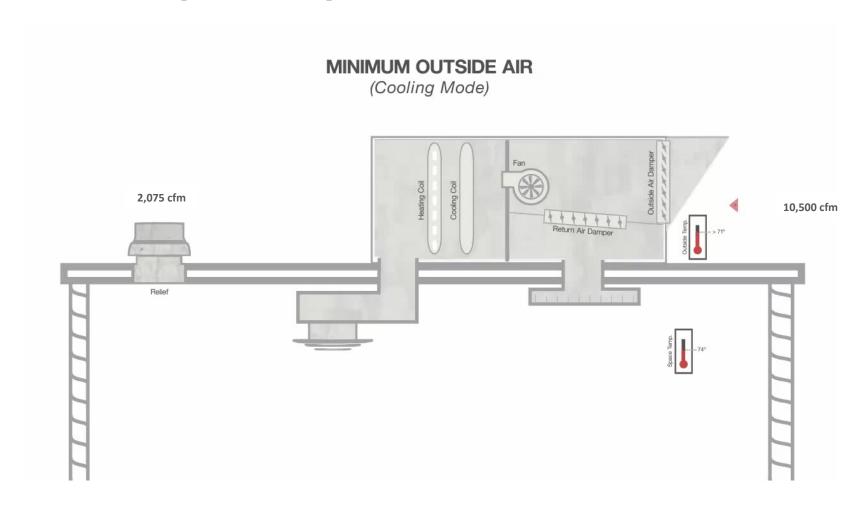
WARM WEATHER - HVAC OFF

WARM WEATHER - HVAC ON



4 Story 60,000sf Office Building: leakage = 27,000 cfm@75Pa, 0.5 cfm@75/ft²

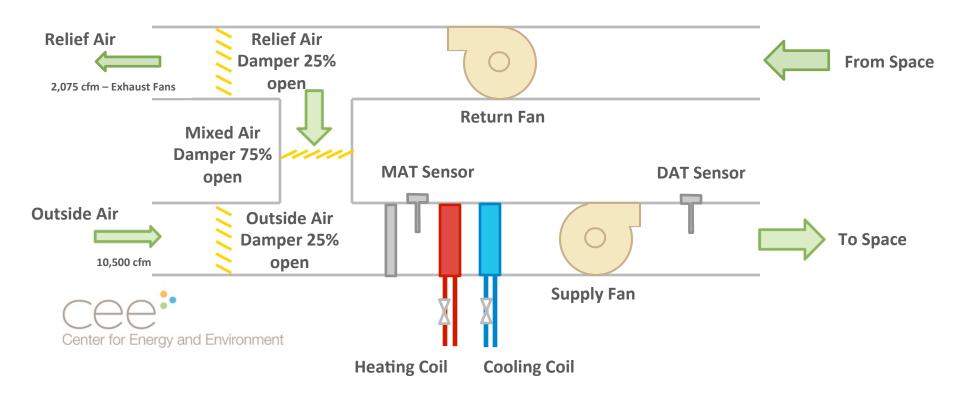
Roof Top Unit Operation





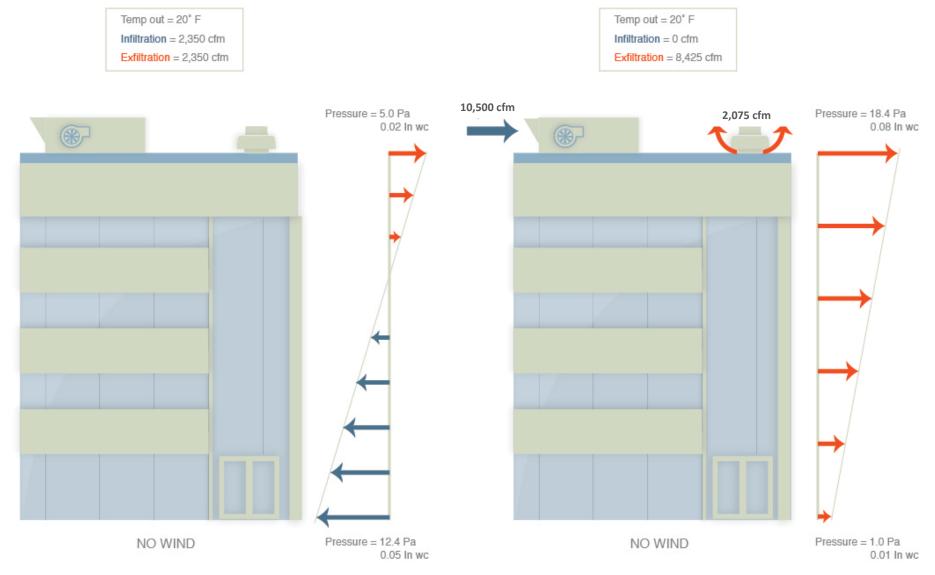
Single-zone Constant Volume AHU

- Supply and Return Fans turn on/off by schedule
- Outside Air Damper has a minimum position setpoint for ventilation
- Relief Damper controls air exhausted from the building



COLD WEATHER - HVAC OFF

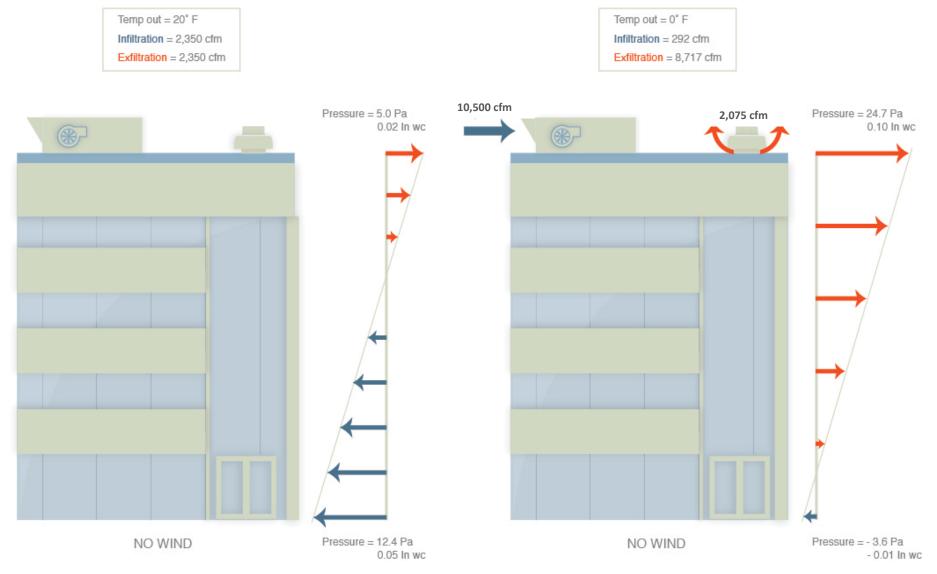
COLD WEATHER - HVAC ON



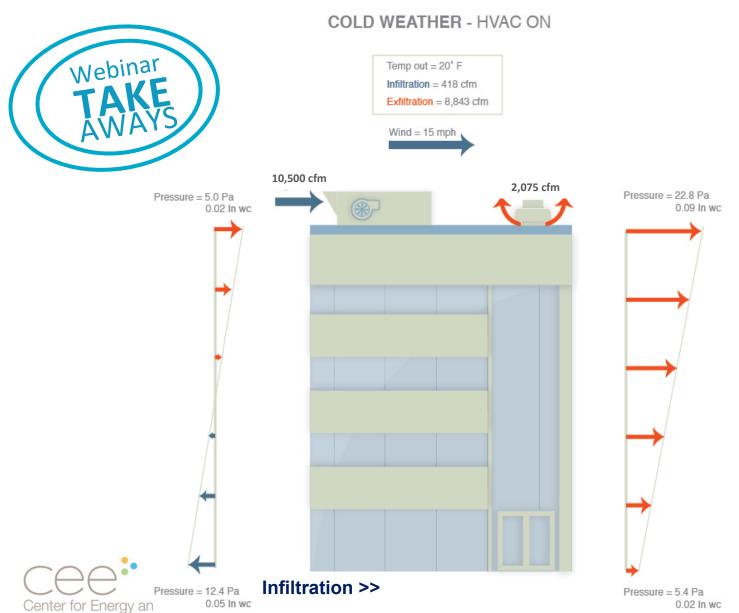
4 Story 60,000sf Office Building: leakage = 27,000 cfm@75Pa, 0.5 cfm@75/ft²

COLD WEATHER - HVAC OFF

COLDER WEATHER - HVAC ON

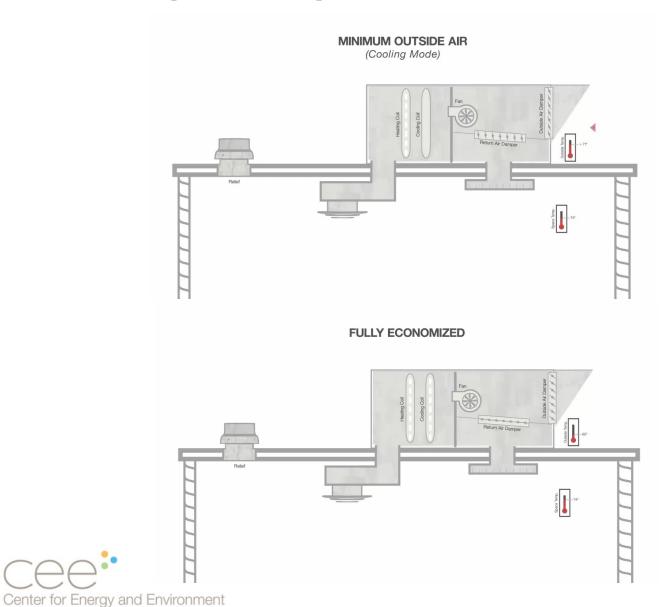


4 Story 60,000sf Office Building: leakage = 27,000 cfm@75Pa, 0.5 cfm@75/ft²



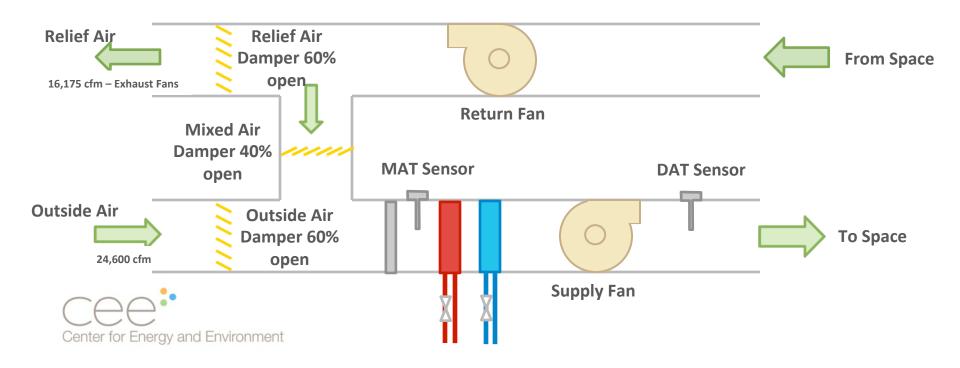
4 Story 60,000sf Office Building: leakage = 27,000 cfm@75Pa, 0.5 cfm@75/ft²

Roof Top Unit Operation



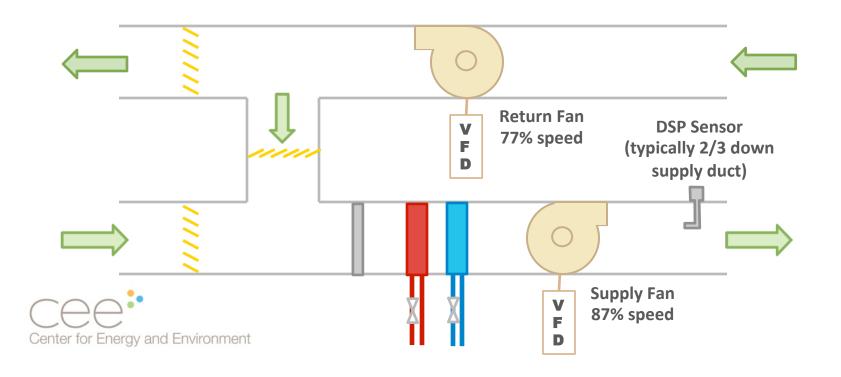
Single-zone Constant Volume AHU

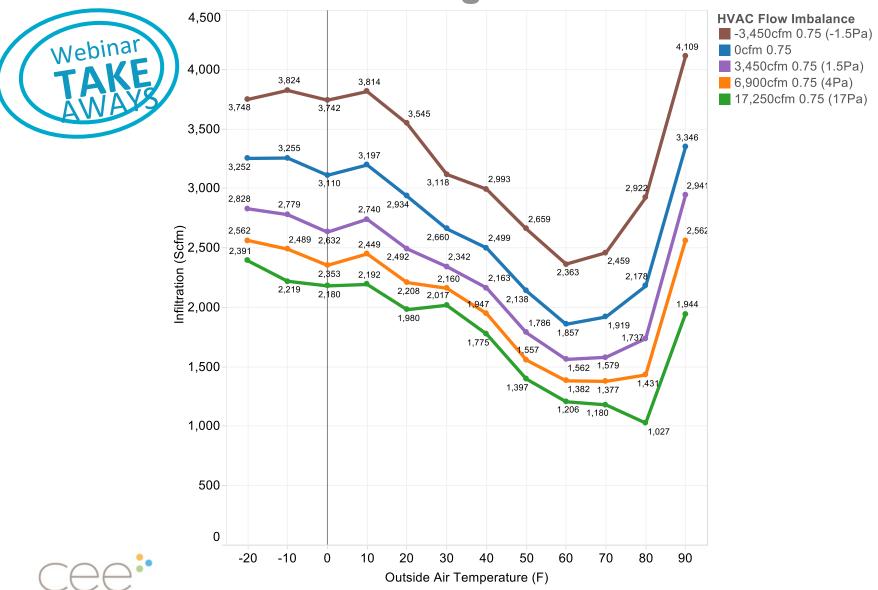
- Economizer operation
 - Mild weather when building needs cooling
 - Open outdoor air dampers, exhaust dampers follow;
 OA EA stays the same?



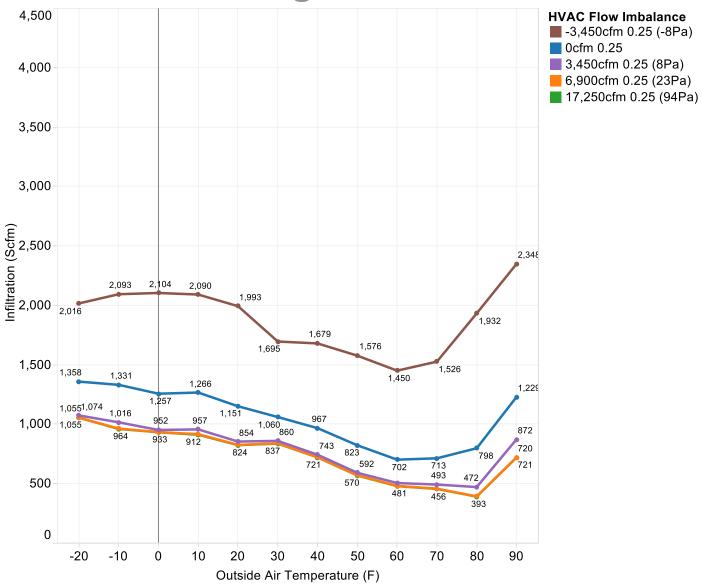
Variable Volume AHU with VAV Boxes

- Supply and Return Fans
 - Supply fan VFD modulates to meet Duct Static Pressure (DSP) Setpoint
 - Return fan lags supply fan to maintain positive pressure





Center for Energy and Environment



Envelope Leakage= 0.75 cfm@75Pa/ft²

	HVAC Flow Imbalance, OA - EA (cfm)					
	-3,450	0	3,450	6,900	17,250	
Avg Infil. (cfm)	2,986	2,444	2,077	1,849	1,652	
Avg Infil. (ach)	0.25	0.20	0.17	0.15	0.14	
Heat Load (therms/yr)	7,264	6,114	5,260	4,732	4,308	
% Space Heating	19%	16%	14%	12%	11%	
Cost (\$)	\$4,213	\$3,546	\$3,051	\$2,745	\$2,499	



Envelope Leakage= 0.75 cfm@75Pa/ft²

	HVAC Flow Imbalance, OA - EA (cfm)					
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Heat Load (therms/yr)	7,264	6,114	5,260	4,732	4,308	
% Space Heating	19%	16%	14%	12%	11%	
Cost (\$)	\$4,213	\$3,546	\$3,051	\$2,745	\$2,499	

Envelope Leakage= 0.25 cfm@75Pa/ft²

	HVAC Flow Imbalance, OA - EA (cfm)					
	-3,450	0	3,450	6,900	17,250	
Avg Infil. (cfm)	1,725	951	708	678	676	
Avg Infil. (ach)	0.14	0.08	0.06	0.06	0.06	
Heat Load (therms/yr)	4,004	2,439	1,875	1,813	1,809	
% Space Heating	10%	6%	5%	5%	5%	
Cost (\$)	\$2,322	\$1,414	\$1,087	\$1,052	\$1,049	



What about Energy Recovery Ventilators?

 Why not run the exhaust air through an ERV to recovery some of that energy instead of forcing it out through the envelope?

 Need a tighter envelope to accomplish ERVs with infiltration control



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How leaky or tight are US buildings?

- Test results compiled by the National Institute of Standards and Technology (NIST) – Emmerich and Persily – over the past 15 years
- 387 commercial and institutional buildings
- NOT RANDOM: researchers, low-energy programs, private testing firms
- Used to model air infiltration energy loads and help establish leakage standards

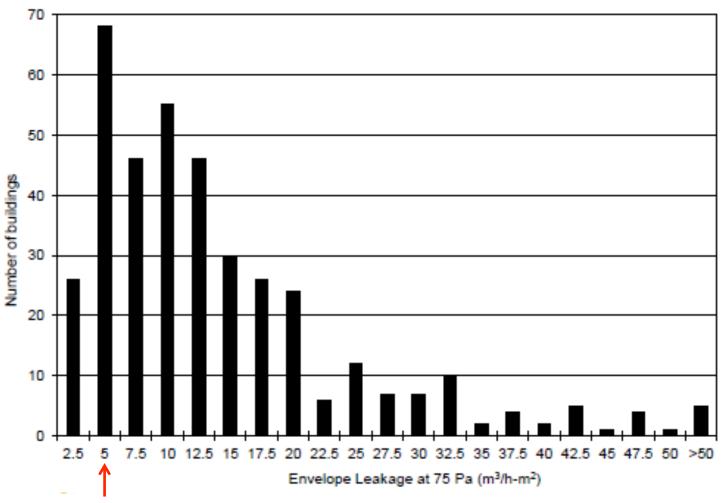


NIST Results from US whole building tests

		6-sided at 75Pa (cfm/ft²)							
Dataset	Qty	Mean	Std Dev	Min	Max				
Efficiency Vermont	36	0.35 0.38		0.03	1.78				
ASHRAE RP 1478	16	0.29	0.29 0.20 0		0.75				
Washington	18	0.40	0.40 0.15 0.11		0.64				
Other VT/NH	79	0.54	0.40 0.05		1.73				
Other	10	0.30	0.23	0.09	0.75				
All new data	159	0.36	0.30 0.03		1.78				
All previous data	228	0.92 0.70 0.09 4.2							
All Buildings	387	0.72	0.63	0.03	4.28				
		<u> </u>							
USACE & Navy	300	0.16	USACE St	d = 0.25					



NIST Results: Frequency Histogram





NIST Results: Weak Trends

 Tighter – office, education, public assembly & long-term health care

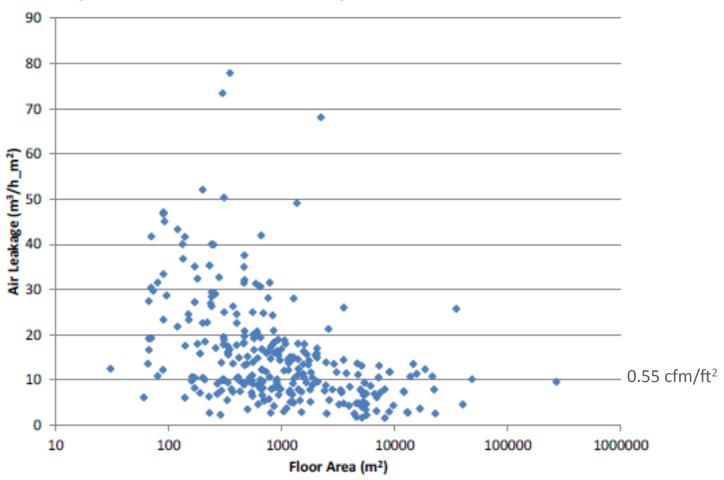
Leakier – retail, restaurants, industrial

 Leakier exterior walls – frame, masonry/ metal, & frame/masonry



NIST Results: Effect of Building Size

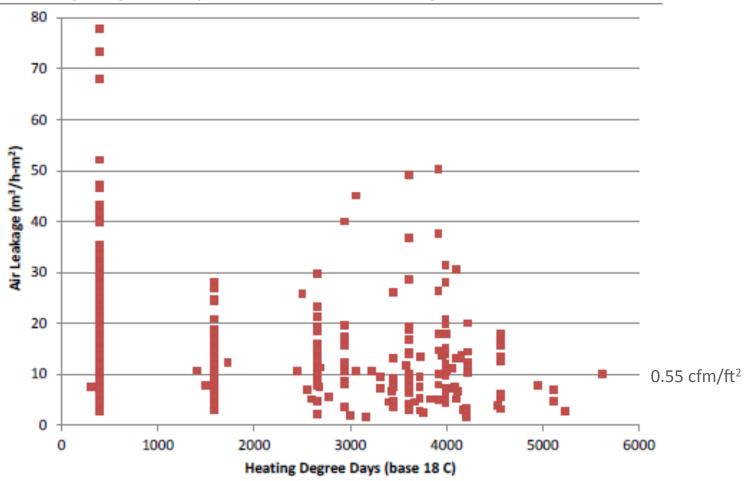
Buildings > 54,000ft² twice as tight





NIST Results: Effect of Climate

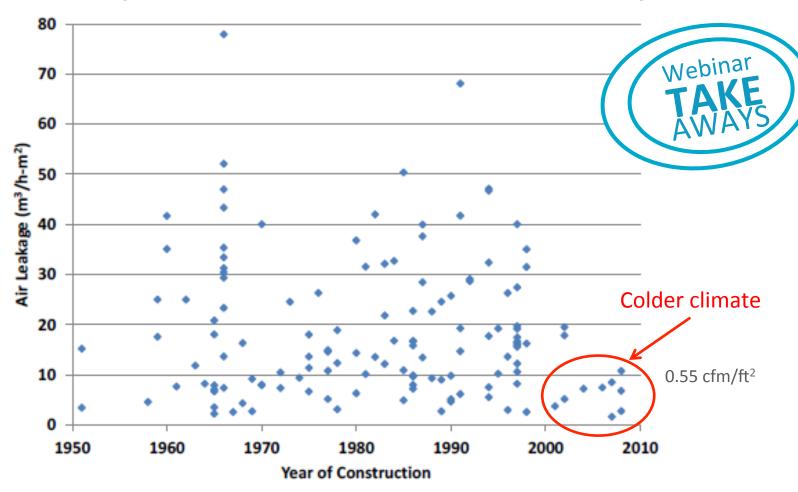
Heating degree days > 3,600 one third tighter





NIST Results: Effect of Age

138 buildings with no air barriers built since 1950 - no strong trend





NIST Results: LEED Buildings

• 23 LEED buildings; average = 0.29 cfm/ft²

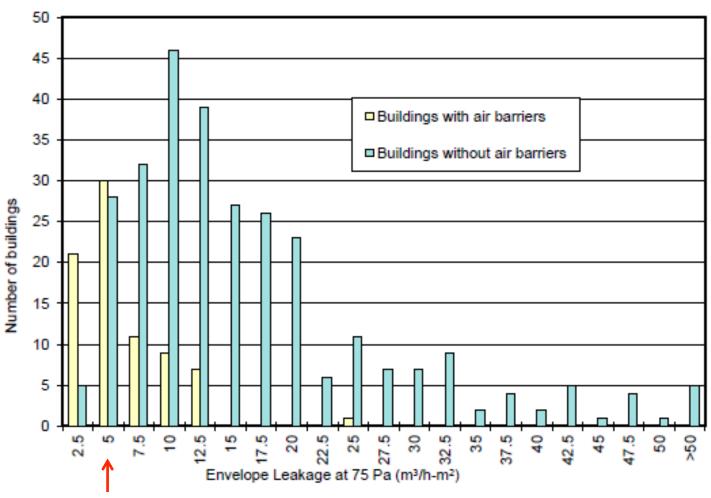
Significantly tighter than average of other 364 buildings

 Slightly (5%) leakier than other 56 buildings with an air barrier



NIST Results: Effect of Air Barrier

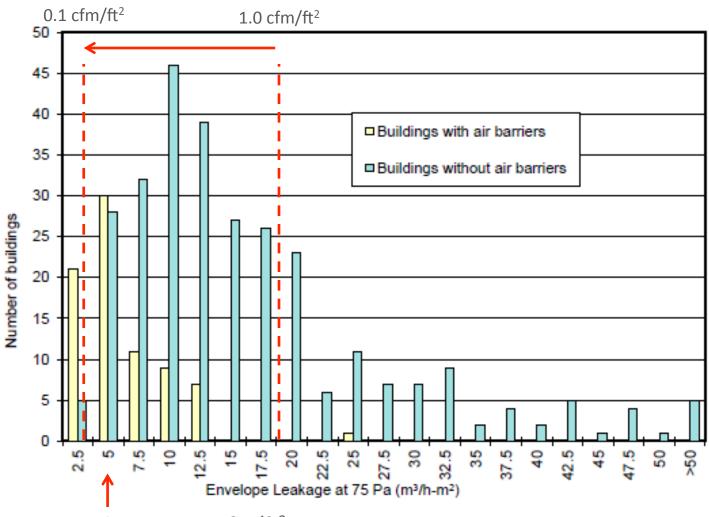
Buildings with air barrier are 70% tighter



USACE Std = 4.5, 0.25cfm/ft²

NIST Results: Effect of Air Barrier

Compare no air barrier to tight construction



USACE Std = 4.5, 0.25cfm/ft²

NIST Building Infiltration & Energy Models

- Multizone infiltration and energy model
- Compared air infiltration and energy use for:
 - "typical" no air barrier reported leakage (4x USACE)
 - "target" good practice (40% below USACE)
- Five cities in different climate zones



NIST Building Infiltration & Energy Models

Two-Story, 24,000ft² Office Building

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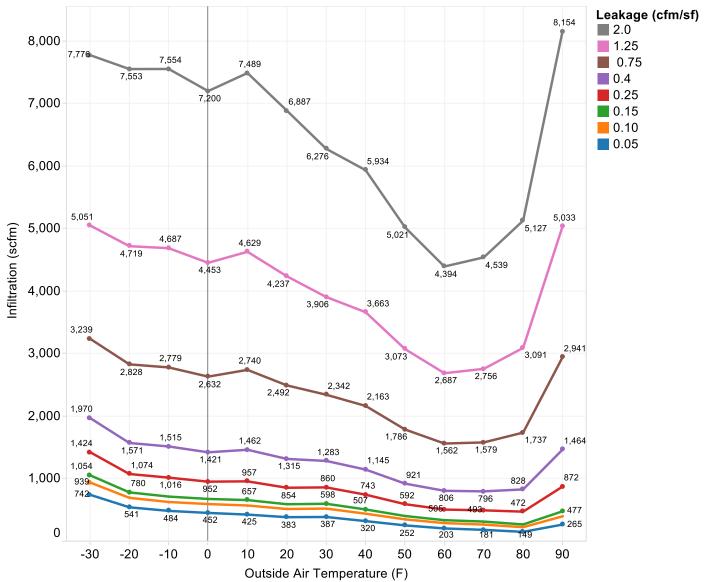
City	Annual Average Infiltration (h ⁻¹) Baseline Target		Gas Savings		Electrical Savings		Total Savings
Bismarck	0.22	0.05	\$1,854	42%	\$1,340	26%	\$3,195
Minneapolis	0.23	0.05	\$1,872	43%	\$1,811	33%	\$3,683
St. Louis	0.26	0.04	\$1,460	57%	\$1,555	28%	\$3,016
Phoenix	0.17	0.02	\$124	77%	\$620	9%	\$745
Miami	0.26	0.03	\$0	0%	\$769	10%	\$769

One-Story, 12,000ft² Retail Building

City	Annual Average Infiltration (h ⁻¹) Baseline Target		Gas Savings		Electrical Savings		Total Savings
Bismarck	0.20	0.02	\$1,835	26 %	\$33	2 %	\$1,869
Minneapolis	0.22	0.02	\$1,908	28 %	\$364	18 %	\$2,272
St. Louis	0.24	0.01	\$1,450	38 %	\$298	9 %	\$1,748
Phoenix	0.13	0.00	\$176	64 %	\$992	14 %	\$1,169
Miami	0.21	0.01	\$6	98 %	\$1,224	14 %	\$1,231

Emmerich and Persily 2013

Model Infiltration: Range of Envelope Leakage



Model Infiltration: Range of Envelope Leakage

1 Story 60,560ft² Elementary School: HVAC Imbalance = 3,450 cfm

	Building Envelope Leakage (cfm@75/ft²)									
	0.05	0.05								
Avg Infil. (cfm)	305	417	481	708	1,094	2,077	3,539	5,751		
Avg Infil. (ach)	0.03	0.03						0.47		
Heat Load (therms/yr)	855	855 1,139 1,305 1,875 2,832 5,260 8,867						14,322		
% Space Heating	2% 3% 5% 7% 14% 23% 3							37%		
Cost (\$)	\$496	\$661	\$757	\$1,087	\$1,643	\$3,051	\$5,143	\$8,306		

NIST office building model:

 $1.0 \text{ cfm/ft}^2 = 0.23 \text{ ach}$

 $0.1 \text{cfm/ft}^2 = 0.05 \text{ ach}$



ASHRAE Research: selection criteria

- Goal: 24 to 36 existing mid- and high-rise buildings (16 Completed)
- Non-residential
- 4 stories or higher
- Sustainability certification (14 of 16)
- Built after the year 2000
- Climate zones 2-7 (All 6 Zones Represented)



ASHRAE Research Project: leakage results

- Average = 0.29 cfm/ft²
- Green building = 0.32 cfm/ft²; others = 0.22 cfm/ft²
- Air barrier specified and envelope expert = 0.13 cfm/ ft²; others = 0.39 cfm/ft²
- Unsealing HVAC penetrations increased leakage by average of 27% with range of 2% to 51%

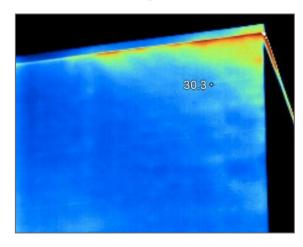


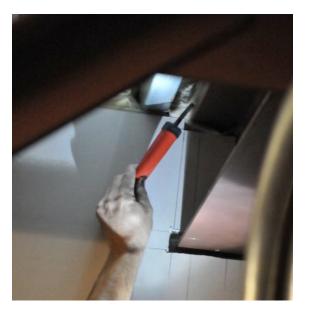
ASHRAE Research Project: leakage sites

- Roof/wall intersection
- Soffits and overhangs
- Mechanical rooms, garages, basements, loading docks
- Roll-up and overhead doors









Minnesota Leakage Study: work scope

- Conduct investigations on 25 buildings: floor area of 25,000 to 500,000 ft²
- Air seal and pre/post leakage tests on X 7 buildings
- Continuous building pressure and HVAC operation data for 50 to 200 days
- CONTAM pre/post air flow models that include mechanical system leakage and pressure effects
- Compute infiltration/energy reductions



Building Characteristics

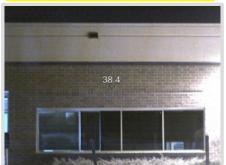
	Floor	#	Constr	
Building ID	Area (sf)	Stories	Year	Wall Type
Elem School TF	59,558	1	1951	Masonry & corrugated metal panel
Middle School	138,887	3	1936	Cast concrete w/CMU infill
Small Office	26,927	1	1998	EFIS tip up (3 walls) and CMU block
Univ Library	246,365	3	1967	Cast concrete w/CMU infill & brick ext
Elem School PS	60,968	1	1965	CMU w/brick exterior
Library/Office	55,407	1	2007	Steel studs & brick or stone cladding





University Library 246,000sf





Small Office 27,000sf





Library/Office 55,000sf

3 elementary & middle schools: 1936 to 1965 with additions 60,000 – 139,000sf

Minnesota Leakage Study: leakage results

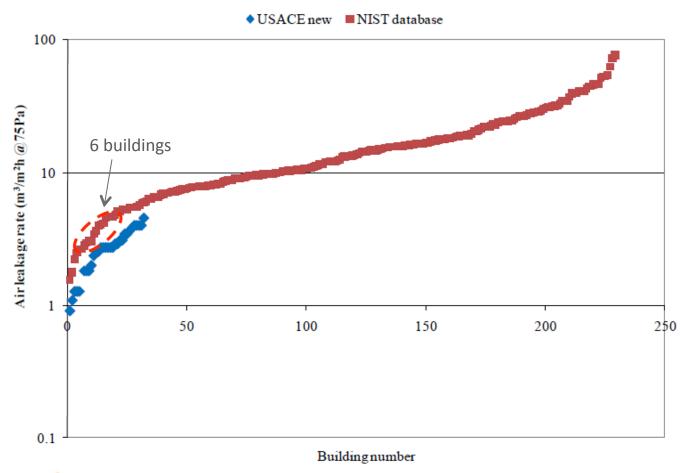
All 7 buildings at least 25% tighter than the US Army Corp standard of 0.25 cfm/ft²

		Envelope	Air Leaka	ge at 75Pa			
	Floor	Area (ft ²)	6 Sides		EqLA	#	Constr
Building ID	Area (ft ²)	6 Sides ²	(cfm)	(cfm/ft^2)	(ft^2)	Stories	Year
Elem School TF	59,558		27,425	0.19	15.2	1	1951
Comm. College	95,000	164,844	28,881	0.18	17.2	2	1996
Middle School	138,887	208,733	32,818	0.16	16.6	3	1936
Small Office	26,927	65,267	9,177	0.14	4.6	1	1998
Univ Library	246,365	171,712	23,356	0.14	13.1	3	1967
Elem School PS	60,968	145,766	17,602	0.12	9.6	1	1965
Library/Office	55,407	139,965	12,321	0.09	6.9	1	2007
Minimum	26,927	65,267	9,177	0.09	4.6		
Mean	97,587	149,038	21,654	0.14	11.9		
Median	60,968	146,977	23,356	0.14	13.1		
Maximum	246,365	208,733	32,818	0.19	17.2		



Comparison to US Buildings

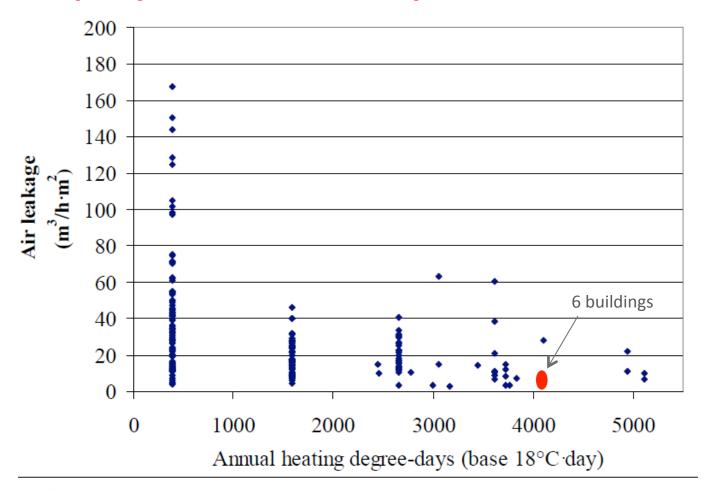
7 building average is 85% less than the US average, slightly less than US Army Corp average





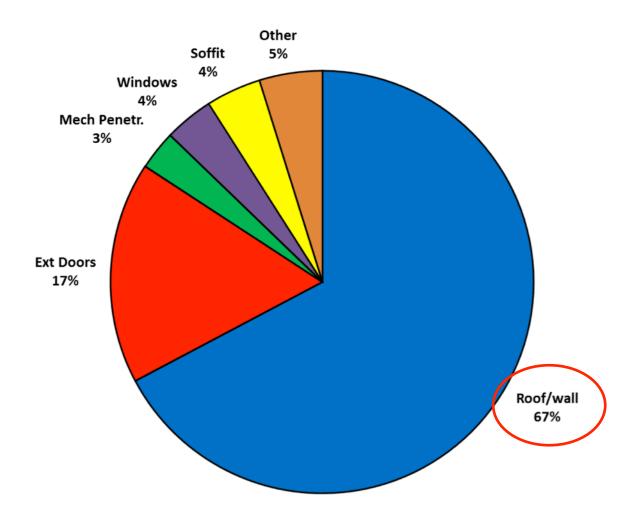
Tighter Buildings in Colder Climates?

7 building average is 85% less than the US average



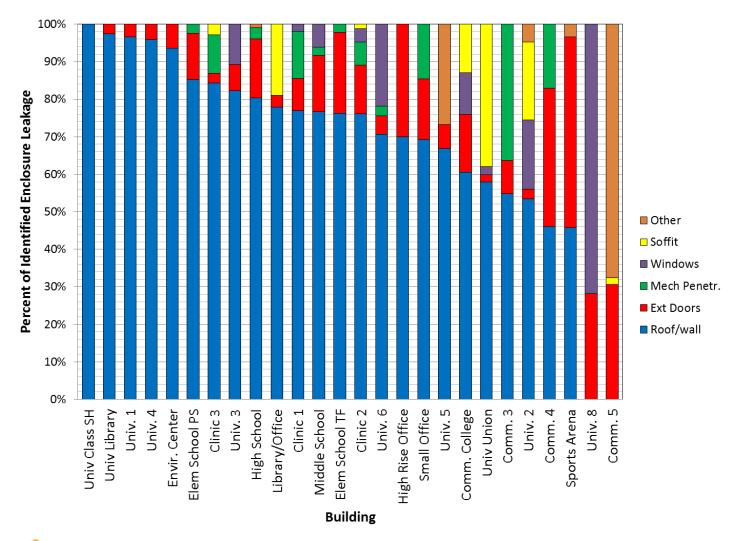


Where Were the Leaks?





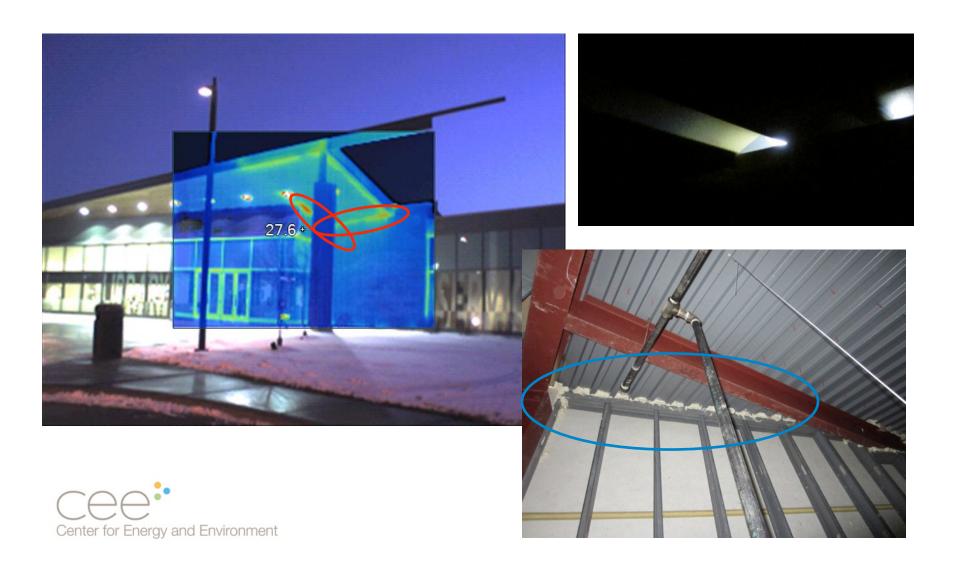
Where Were the Leaks?





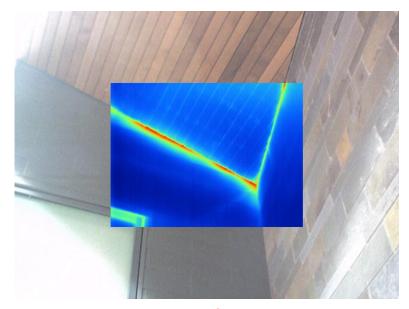
Air Sealing Focused on Roof/wall

Canopy leakage at exterior wall

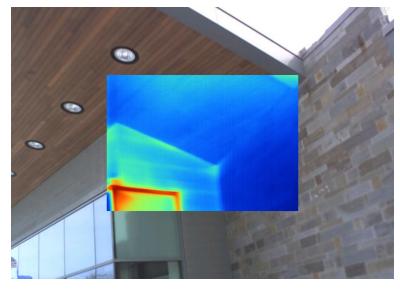


Air Sealing Focused on Roof/wall

Canopy leakage at exterior wall



IR Before





IR After

Where to look: IR view of rear CMU wall pre



Look inside: 10 beam pockets



Closed cell foam fill, don't create fire hazard





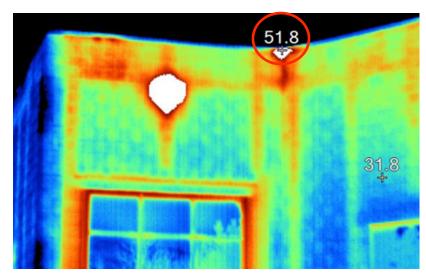
See ICC ES 3228 approvals. maintain exhaust on work space adj. to occupied office Sample MDI < 5ppb Manage exposure



¾ cu ft foam block max temp rise check for building official and owner before injection.

Don't start a fire

Beam Pockets



IR Before



IR After



Air Sealing Reduction

"Tight" buildings tightened by 9%

	_eakage at	Air Leakage at 75Pa				
	6 Sides	(cf	m)	Redu	ction	
Building ID	(cfm/ft ²)	Pre	Post	(cfm)	(%)	
Elem School TF	0.19	27,425	22,699	4,726	17%	
Comm. College	0.18	28,881	28,133	748	3%	
Middle School	0.16	32,818	28,872	3,947	12%	
Small Office	0.14	9,177	8,470	708	8%	
Univ Library	0.14	23,356	21,963	1,392	6%	
Elem School PS	0.12	17,602	15,837	1,765	10%	
Library/Office	0.09	12,321	11,369	953	8%	
Minimum	0.09	9,177	8,470	708	3%	
Mean	0.14	21,654	19,620	2,034	9%	
Median	0.14	23,356	21,963	1,392	8%	
Maximum	0.19	32,818	28,872	4,726	17%	





Air sealing work confirmed by visual, smoke puffer, and IR inspections

Air Sealing Reduction

More expensive to seal tighter buildings?

	Air Sealing Cost								
Building ID	Total	(\$/CFI	M75)	$(\$/ft^2)$					
Elem School TF	\$ 18,550	\$	3.92	\$ 6,822					
Comm. College	\$ 17,845	\$ 2	3.86	\$ 17,273					
Middle School	\$ 23,700	\$	6.00	\$ 8,434					
Small Office	\$ 4,768	\$	6.73	\$ 10,058					
Univ Library	\$ 15,918	\$ 1	1.43	\$ 65,159					
Elem School PS	\$ 26,700	\$ 1	5.13	\$ 38,132					
Library/Office	\$ 1,152	\$	1.21	\$ 1,297					
Median	\$ 17,845	\$	6.73	\$ 10,058					





Air Sealing Reduction

Contractor estimates better for leakier buildings?

		Leakag	ge Area	Sea	aled Area ((sf)	
	EqLA	A (ft ²)	Redu	Reduction		Contractor Estimated	
Building ID	Pre	Post	(ft^2)	(%)	Roof/Wall	Total	Meas/Est
Elem School TF	15.2	12.5	2.7	18%	8.84	11.49	0.31
Comm. College	17.2	16.2	1.0	6%	5.47	5.47	0.19
Middle School	16.6	13.8	2.8	17%	11.73	14.98	0.24
Small Office	4.6	4.1	0.5	10%			
Univ Library	13.1	12.8	0.2	2%			
Elem School PS	9.6	8.9	0.7	7%	14.45	16.94	0.05
Library/Office	6.9	6.0	0.9	13%		7	



Building Leakage < Estimated sealing



Air Sealing Energy Savings

Modeled Infiltration and Energy Savings

•									
	Space Heat Gas Use (Therms/yr								
Building ID	Total	Infiltration	Infil/Total						
Elem School TF	40,224	2,389	6%						
Comm. College	32,095	3,402	11%						
Middle School	44,469	7,779	17%						
Small Office		684							
Univ Library		192							
Elem School PS	26,563	2,387	9%						
Library/Office	18,108	2,829	16%						
Minimum			6%						
Mean		_	12%						
Median		_	11%						
Maximum			17%						



Air Sealing Energy Savings

Modeled Infiltration and Energy Savings

•									
	Space Heat Gas Use (Therms/y			Gas S	avings	Avg	Leakage		
Building ID	Total	Infiltration	Infil/Total	(Therm/yr)	(\$/yr)	Infil (cfm)	Red. (%)		
Elem School TF	40,224	2,389	6%	549	\$319	1,296	17%		
Comm. College	32,095	3,402	11%	174	\$105	1,730	3%		
Middle School	44,469	7,779	17%	905	\$525	4,330	12%		
Small Office		684		39	\$24	964	8%		
Univ Library		192		11	\$6	249	6%		
Elem School PS	26,563	2,387	9%	223	\$129	1,453	10%		
Library/Office	18,108	2,829	16%	107	\$68	1,477	8%		
Minimum			6%	11	\$6	249	3%		
Mean			12%	287	\$168	1,643	9%		
Median			11%	174	\$105	1,453	8%		
Maximum			17%	905	\$525	4,330	17%		



Air Sealing Energy Savings



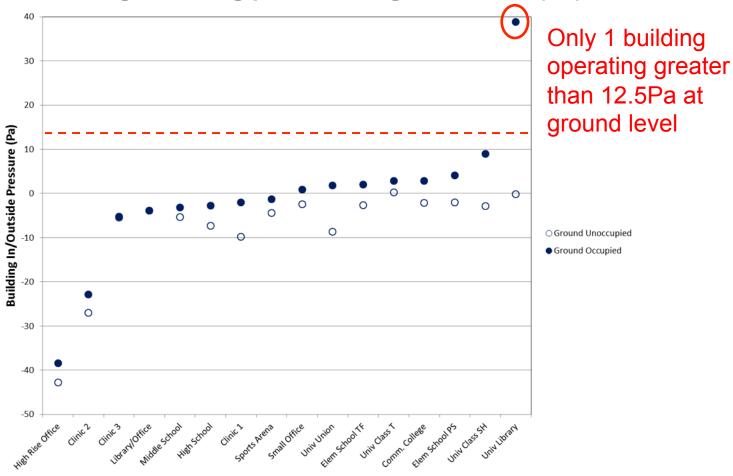
Modeled Infiltration and Energy Savings

						_		
	Gas S	avings	Electric	Savings	Total	Leakage		Payback
Building ID	(Therm/yr)	(\$/yr)	(kWh/yr)	(\$/yr)	(\$/yr)	Red. (%)	Cost (\$)	(years)
Elem School TF	549	\$319	1,034	\$101	\$419	17%	\$18,550	44
Comm. College	174	\$105	232	\$23	\$127	3%	\$17,845	140
Middle School	905	\$525	2,523	\$246	\$771	12%	\$23,700	31
Small Office	39	\$24	18	\$2	\$26	8%	\$4,768	182
Univ Library	11	\$6	79	\$0	\$6	6%	\$15,918	2,872
Elem School PS	223	\$129	487	\$47	\$177	10%	\$26,700	151
Library/Office	107	\$68	-232	-\$24	\$44	8%	\$1,152	26
Minimum	11	\$6	-232	-\$24	\$6	3%	\$1,152	26
Mean	287	\$168	592	\$56	\$224	9%	\$15,519	492
Median	174	\$105	232	\$23	\$127	8%	\$17,845	140
Maximum	905	\$525	2,523	\$246	\$771	17%	\$26,700	2,872

Able to seal "tight" buildings, but work was not cost effective

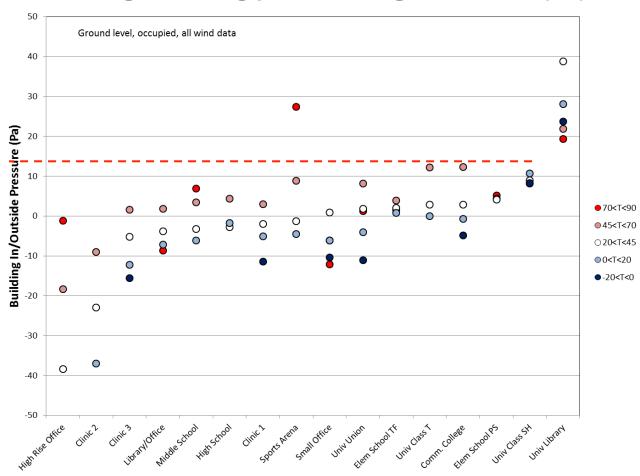


Average building pressure at ground level (Pa)



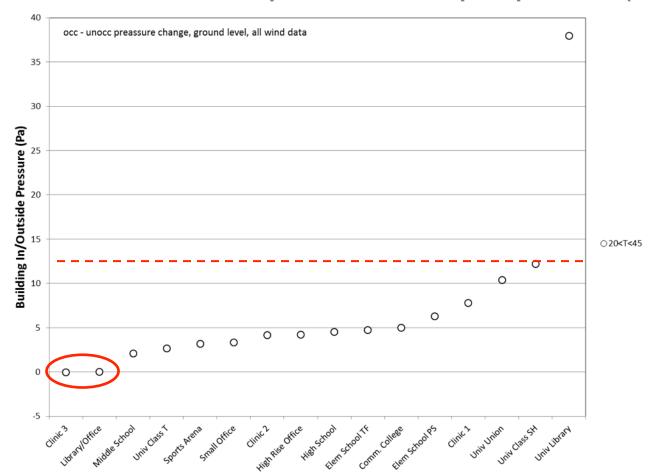


Average building pressure at ground level (Pa)





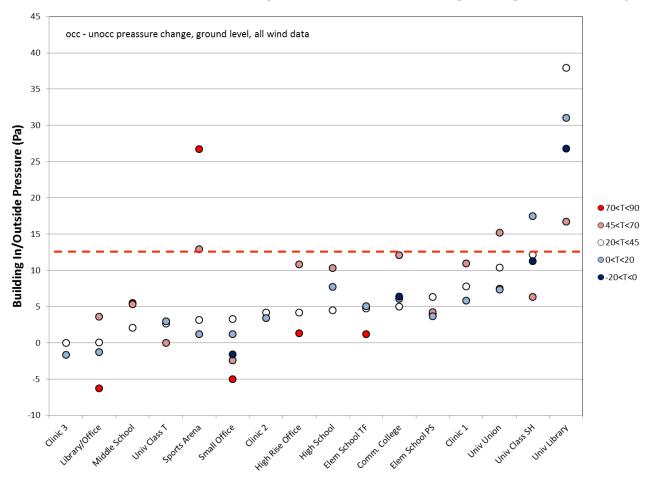
Difference between occupied and unoccupied pressure (Pa)



Pressure increase for almost all buildings



Difference between occupied and unoccupied pressure (Pa)





Computing Savings For Your Project

- Can we divide cfm50 by 20 to get savings?
- It is not that simple for larger buildings
- HVAC pressurization effects savings
- Greater savings for taller buildings, open terrain, distance from neutral level, floor compartmentalization
- Internal heat gain = cooling more important
- Developing spreadsheets for savings calculations



Computing Savings For Your Project

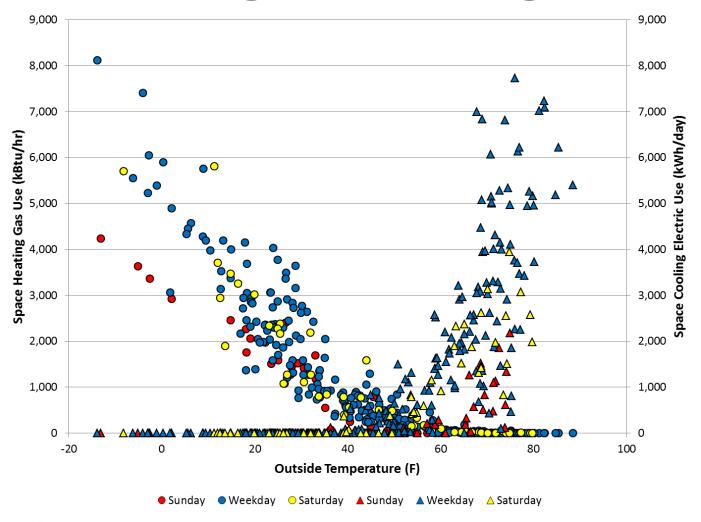
Three Story Commercial Building

- Typical pressurization = 10% less
 6Pa = 35% less
 12.5Pa = 60% less
- 1 story = 40% less;
 story = 30% more;
 10 story = 80% more
- Urban wind shielding = 35% less
 Open wind shielding = 70% more



5

Office Building Model: Heating & Cooling





Mechanical System Leakage

Part of building envelope when not operating



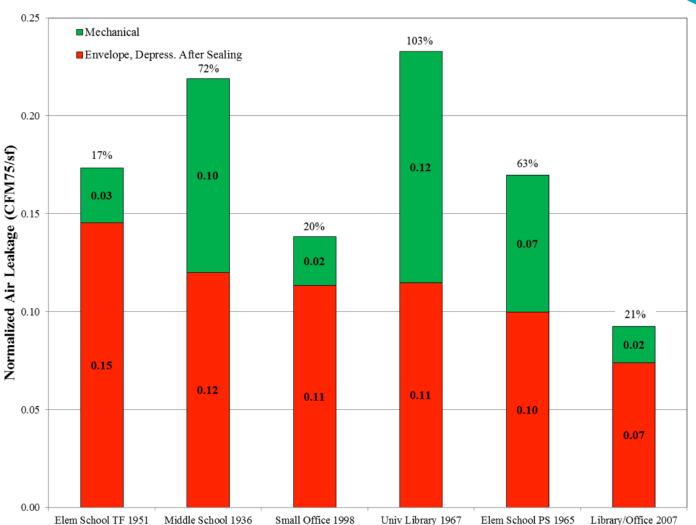




Mechanical System Leakage

Part of building envelope when not operating





Mean 49% 0.06 cfm/ft² (6 sides)

Range 17% to 103% 0.02 to 0.12 cfm/ft²

Two most recently built (1998 and 2007) had low leakage

Ce

Summary

- Tight buildings: 85% tighter than U.S. average & at least 25% below Army Corp standard – due to cold climate location?
- Sealing = 9% reduction, more reduction and less expensive for leakier buildings
- Contractor over-estimated sealing area
- Long paybacks for air sealing work
- Including mechanical systems increased leakage by 17 to 103% (0.02 to 0.12 cfm/ft²)
- HVAC systems tend to pressurize buildings.
 Not as great as typical design practice



When Is Air Sealing Worthwhile?

- You can see out the envelope gaps & leak is accessible
- Taller (5+ stories) in open terrain
- Reported problem that is likely to be caused by air leakage
- You live in portion of US that hasn't had to worry about infiltration

Other Opportunities

- Older/leaky dampers (cost?)
- Building pressure control



Thank you!



Average building pressure at ground level (Pa)

	-20 < OAT < 0		0<0	AT < 20	20 < O	AT < 45	45 < 0	AT <70	70 < O	AT <90
	unoccupied	occupied	unoccupied	occupied	unoccupied	occupied	unoccupied	occupied	unoccupied	occupied
Comm. College	-10	-4	-6	0	-2	3	0	12		
Elem School PS			-4	0	-2	4	0	4	1	5
Middle School			0	-5	-6	-3	-3	2	1	6
High School			-10	-2	-7	-3	-6	4		
Elem School TF	-6		-4	1	-3	2	-1	3	0	1
Library/Office			-6	-7	-4	-4	-2	2	-3	-9
Sports Arena			-6	-4	-4	-1	-4	9	1	27
Univ Class T	6		-3	0	0	3	12	12		
Univ Union		-11	-11	-4	-9	2	-7	8	-6	1
High Rise Office					-48	-44	-32	-21	-2	-1
Clinic 1		-10	-11	-5	-10	-2	-9	2		
Clinic 2	-49		-39	-35	-27	-23		-11		
Clinic 3		-13	-9	-11	-6	-6		1		
Univ Class SH	0	11	-6	11	-3	9	1	7		
Maximum	6	11	0	11	0	9	12	12	1	27
Minimum	-49	-13	-39	-35	-48	-44	-32	-21	-6	-9
Median	-6	-10	-6	-4	-5	-2	-2	4	0	1

No buildings operating greater than 10Pa at ground level

Most have higher pressure during occupied hours

Center for Energy and Environment

Average building pressure at ground level (Pa)

		20 < OAT < 45	5
Site	Unoccupied	Occupied	Difference
High Rise Office	-44.4	-28.1	16.3
Clinic 2	-29.7	-24.3	5.4
Clinic 1	-10.5	-3.4	7.1
Univ Union	-8.8	0.9	9.7
High School	-7.4	-2.8	4.6
Univ Class SH	-5.7	7.0	12.7
Middle School	-5.4	-4.5	0.9
Clinic 3	-5.4	-6.4	-1.0
Sports Arena	-4.4	-1.3	3.2
Small Office	-4.0	2.1	6.1
Library/Office	-4.0	-3.5	0.5
Comm. College	-3.1	1.9	5.0
Elem School TF	-2.7	1.7	4.4
Elem School PS	-2.3	2.4	4.6
Univ Library	-1.9	37.7	39.6
Univ Class T	-0.7	0.2	0.9
Minimum	-44.4	-28.1	-1.0
Median	-4.9	-0.5	4.8
Average	-8.8	-1.3	7.5
Maximum	-0.7	37.7	39.6

Most have higher pressure during occupied hours

Only 1 building operating greater than 10Pa at ground level

