

## Rising Costs, Tips To Save During Heating Season

In The October edition of *The Reporter* we informed you of energy cost and money saving opportunities available to you. With economic inflation, high interest rates, and the increase in market cost of electric and natural gas, we want to remind members of important tips and information for further saving for the remainder of this heating season. Owners are encouraged to consider the following:

### Know How Much Energy Your Building Uses

- Assessing costs. Owners and property managers should be regularly checking building energy and water use. Energy Star's portfolio manager is an easy to use online tool that can be used to track and keep record of building's energy costs. Please visit the following link for more information: <https://tinyurl.com/zb7ff9j9>
- Tracking utility usage allows you to compare or benchmark your building's energy and water use with previous years as well as other similar buildings in the area.
- If your heating expenses are higher than you expect, there are many strategies to reduce costs assessing first by conducting an energy audit. As a reminder, Cadence OneFive an energy advisory firm with extensive experience in New York real estate can help RSA members with free risk-free energy audits and opinions. Should you like to learn more contact Ryan Baxter at [Ryan.Baxter@energyby5.com](mailto:Ryan.Baxter@energyby5.com).

### Test And Maintain Appliances On A Regular Schedule

- Schedule an annual tune-up for boilers and request a combustion efficiency analysis to confirm that your system is working as efficiently as possible. When your existing furnace or boiler needs to be replaced consider installing a heat pump. The cost of operating a heat pump is typically less than oil or other options.
- For steam systems- check all steam traps, air vents and sample of thermostatic radiator valves (TRVs) at various apartments. Steam traps are notorious for failing within five years of installation and can cause overheating.
- Check system air filters, particularly during heavy use months like winter and summer seasons. Replace filters at least every three months to keep your equipment running efficiently. A dirty filter slows down airflow and makes your system work harder.
- Find and seal any leaks in your duct system. Airflow problems can reduce your system's efficiency by up to 15 percent.

- For radiators, place heat-resistant reflectors between radiators and walls to minimize heat loss.

### Building Maintenance And Unit Repairs

- Check the temperature of building hot water. Overheated water is both dangerous and wasteful. Water as New York City law requires a minimum 120 degrees at the faucet furthest from the boiler and never be above 140 degrees.
- Insulate all steam and hot water pipes to avoid wasting the heat you are paying to produce. This can be done when walls are open for other repair or renovation work and you have access to certain pipes.
- Find and correct water leaks. Plumbing leaks can cause structural damage and cause serious building depreciation.
- Train staff, if any of the above tips are beyond the range of your operation or management staff, consider a training program in efficient building operations. Urban Green Council has a list of courses available to continue aiding owners and operators in their building practices. Please visit the following link for more information: <https://www.gpro.org/>. ■

## Citiwide Restoration

COMPLETE TURN KEY

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**INSURANCE CLAIMS  
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2188 Schenectady Ave • Brooklyn, NY 11234  
Tel: 917-295-5268 • 718-252-7788  
Fax: 718-252-7787