

# LOW COST ENERGY SAVING TIPS

Many cost-cutting measures are relatively inexpensive, and pay for themselves in a very short period of time because of the savings you get in fuel.

- ✂ Stop all steam and water leaks in the heating system! Steam leaks are very wasteful because the system loses hot water and the boiler has to work longer to heat up the new (cold) water coming in. Leaks are also very destructive to your boiler; the new water will rust out the boiler very quickly. Check for leaks around on/off valves on radiators. Also check for leaks in the return line.
- ✂ Insulate all pipes that are warm to the touch.
- ✂ Get your heat timer calibrated by Heat-Timer Inc. once a year, before the heating season starts.
- ✂ Seal basement, compartmentalize boiler room (while allowing for adequate ventilation—at least 1.5 times the output).
- ✂ Compartmentalize apartments. Install weatherstripping and door sweeps on apartment doors, and weatherstripping and caulking on windows.
- ✂ Make sure building entrance and vestibule doors are self-closing, are weatherstripped, and have door sweeps.
- ✂ Vent the distribution system—install quick vents on the ends of the overhead steam mains in the basement, and at the top of the risers.
- ✂ Chemically treat the boiler water periodically to prevent undue rusting.
- ✂ Have boiler and burner cleaned and tuned by your service company as often as necessary (more often for #4 and #6 oil, less often for gas). Make sure your boiler has at least 80% combustion efficiency.
- ✂ Train super to perform routine maintenance to boiler and heating system.
- ✂ Install radiator covers on upper floor radiators, where apartments are over-heated. Install radiator reflectors in apartments which don't get enough heat.
- ✂ Install low-flow shower-heads to reduce hot water use.
- ✂ Educate tenants about energy conservation (i.e. don't open your window, turn your radiator off instead, etc.).
- ✂ Reduce the nozzle size on your burner if possible (the lower the fuel output of the nozzle, the less fuel you burn).
- ✂ Start the heating season with slightly lower apartment temperatures by adjusting your heat timer to a lower setting. Tenants probably won't notice if you do this at the beginning of the heating season. If tenants complain that it's too cold, adjust upward slightly until you find the comfortable temperature.
- ✂ Make sure all steam vents on radiators are working properly, and not blocked or spitting steam. It is worthwhile to buy the better quality, slightly more expensive vents—they will last longer! The best brands are Gorton and Hoffman.

- ✎ Seal the cracks around air conditioning units with insulating foam to reduce cold air seepage and drafts.