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Learn how one strata council turned their major heating problems into a major success.

They now enjoy steady heat, endless hot water, and a \$24,000 savings on their annual gas bill!



Energy profile

Burnaby strata significantly cuts energy use



Two years ago, the strata council for “The Beresford”, a 140-unit complex in Burnaby, was looking for ways to combat higher natural gas prices. Knowing that energy prices are market driven and not within their control, they decided to take a good look at what they could control: their energy use.

Enlisting the help of their property manager, Ed Whitlock of Condex Property Management Ltd., and their mechanical contractor, Ray Davis Plumbing, the council set out to understand their existing space and domestic water heating system. The complex consisted of two 70-unit wings, each with its own combined space and domestic water heating plant. But the 25-year old equipment needed constant maintenance and was way too big for the complex. Added to that, the domestic water heating system was prone to unstable delivery and temperature swings.

It was clear the status quo was not the answer. So the council came up with a concept to reduce consumption and maintenance costs.

Actions

The approved concept involved combining both boiler rooms in order to better match equipment size to the load requirements. It was a major undertaking! One of the boiler rooms was expanded into the underground parkade and 3” diameter piping was routed from the abandoned boiler room to the newly renovated location,

nearly 150 feet away. Upgrading to new boiler technology and equipment, two 1.5 million Btu/h cast iron power burner boilers were installed – coupled to four 450-litre stainless steel indirect (heat exchanger) tanks. Two 4-way mixing valves, one per building, were also installed to fine-tune the supply water temperature to each wing. Finally, an integrated boiler, tank and mixing control were added to manage the entire system.

Results

The combined effect of this radical boiler room re-vamp was to reduce natural gas usage by 26% at “The Beresford” – saving the strata corporation more than \$24,000 on their annual gas bill (based on 2002 rates)! Strata president, Heinz Maassen, is very pleased with the results and really likes the consistent space heating temperature, the endless supply of domestic hot water and the virtual elimination of maintenance costs.

Conclusion

The strata corporation at “The Beresford” took energy matters into their own hands, installed more reliable equipment and saved money. Their success strategy could work for you too.

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