

NYC Cooling Season Guidelines 2013

The City's 2013 air-conditioning season runs from May 29 through September 24. Usage before May 29 or after September 24 may result in an electrical demand charge for which funding has not been budgeted. The following guidelines and recommendations have been established for the use and maintenance of air-conditioning systems in City buildings.

WINDOW AIR-CONDITIONERS

1. Filter maintenance on all window air-conditioners is critical to their efficient performance, and should be performed prior to the start of the air-conditioning season.
2. Air conditioners shall be used only when rooms are occupied and when interior temperatures reach 78 degrees F.
3. Maintain temperature settings on air-conditioners at no lower than 78 degrees F.
[Or use these settings: *LOW for Outside Air temp 75°-- 82°; MED for OATemp 83°-- 90°; and HIGH for OATemp above 91°.*]
4. Window air-conditioners should NOT be set on the constant run position.
5. Consider introducing fans to improve air circulation and reduce AC load.
6. On extremely hot and humid days, fresh air louvers should be in the "closed" position.
7. Keep room doors and windows closed when air-conditioning is operating. Gaps around window AC units should be sealed to prevent air infiltration.
8. If room air-conditioners are to be purchased, it should be done through the DCAS Division of Municipal Supply Services whenever possible. These units are Energy-Star rated or equivalent, as required by law. Purchase the unit with the highest energy efficiency ratio (EER) available.

CENTRAL AIR-CONDITIONING

1. All filters should be checked, and then cleaned or replaced to maintain maximum system efficiency.
2. Indoor temperatures should be maintained at no lower than 78 degrees F.
3. All units should be serviced to insure maximum efficiency of operation. Special attention should be given to belt drives, controls and refrigerants. Ductwork should be inspected to identify gaps and cracks, and sealed accordingly to prevent pressure loss.
4. All control settings and time mechanisms should be checked and calibrated PRIOR to the start of the cooling season. Special attention should be paid to avoid simultaneous cooling and heating conditions.
5. Air-conditioning should be used only when the building is occupied.
6. In non-hospital settings, outside make-up air should be reduced.
7. Explore uses of non-electrically powered equipment to offset electric demand if available.

OTHER WAYS TO SAVE ENERGY

1. Turn off overhead lights in areas where daylight is sufficient or desk lighting is available.
2. At night, turn off lights not required for security.
3. Turn off computers, copiers and other electric equipment when not in use.
4. Remove anything that blocks air outlets of air conditioners, to maximize air circulation.
5. Keep window shades and blinds lowered and closed to reduce window solar heat gain.
6. Take advantage of lower off-peak electricity rates (10pm-8am, M-F for usage, 6pm-8am, M-F for demand) by shifting some of the electric load to off-peak times.

Contact DCAS Energy Management at energy@dcas.nyc.gov with any questions or visit our website at www.nyc.gov/energy-conservation