conEdison
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Consolidated Edison Company
of New York, Inc.
4 Irving Place
New York, NY 10003

November 17, 2010

Dear Steam Customer:

Now that fall is here and the weather is about to get colder, we would like to remind you about some steam management practices and energy saving tips that will help you make the most efficient use of your steam and keep your system operating safely.

Here's what you can do:

- Consider preheating your building during the night to better maintain comfortable conditions the next morning.
- Reduce building heat loss by closing all windows and loading dock doors not in use.
- Reduce temperatures in non-occupied or overheated spaces to reduce steam demand.
- Clean heat exchanger surfaces on air handling equipment and hot water heat exchangers to improve heat transferring capabilities.
- Check for proper operation and maintenance of steam traps to reduce steam loss and minimize the possibility of condensate back up.
- Identify and repair any steam leaks.
- Perform calibrations of control devices to enable optimal energy usage.
- Reduce wasted energy by replacing missing or damaged insulation on steam piping.
- Eliminate costly building air leaks that steal comfort and waste energy.
- Have regular inspections by a qualified operator or maintenance person.

If you are a demand-billed customer, consider modifying your operations to minimize the on-peak demand charge. The on-peak demand charge is in place from 6 a.m. to 11 a.m. weekdays for the December through March billing periods. You can:

- Start your fans earlier to avoid the startup spike during the on-peak period.
- Reduce the space air temperature set-points by a few degrees during the on-peak period.
- Raise the secondary hot water temperatures before 6 a.m., instead of after.
- Implement an automated control system, such as STEEMs (Storage of Thermal Energy in Existing Mechanical systems). Information on this system can be found on our Web site at www.coned.com/steam.
- For more energy saving tips and to read our "Best Practices" report, visit our Web site.

We appreciate your cooperation. If you have any questions, please call the Business Development Group at 1-212-460-2011.

Sincerely,

Vincent P. Badali
Manager
The Business Development Group
Steam Operations

If you see steam on Manhattan streets, call us right away at 1-800-75-CONED (1-800-752-6633)