

# SCHWAB HOUSE

NEW YORK CITY N.Y.



## MODEL:

**ENERGUARD Custom  
80 Wireless Space Temperature Sensors,  
Three Boiler Lead/Lag Heating Control**

**THE SCHWAB HOUSE** is a 650 family coop bounded by 73rd and 74th Streets, West End Avenue and Riverside Drive in New York City's upper west side. The 17 floor facility was built in 1950 as an apartment building and was converted to a Coops in 1984. The physical plant consists of three low pressure steam ( 2.5 lbs) boilers. The plant was upgraded in 1998 and involved removing and installing 3 replacement 300 Horse power boilers and removing and furnishing 10 new riser zone control valves varying in size from 6" to 8".

PEPCO furnished and installed a customized, first of its kind fully automated BACnet Direct Digital Burner control system ("ENERGUARD") that utilized **WIRELESS SPACE TEMPERATURE SENSOR** mounted in the apartment living rooms to transmit temperatures to the ENERGUARD located in the boiler room. The ENERGUARD modulates open / closed, the zone valves and regulate the firing rate of the burners to precisely meet load demands. Five wireless space temperature sensor were strategically positioned in each riser zone line. When 3 of 5 sensors fall below the daytime set point of 73 degrees the ENERGUARD commands the valve "open" sending steam to that zone. When 3 of the 5 sensors read above the daytime set point the ENERGUARD commands the zone valve to close. At night the set point temperature is lowered to 68 degrees.

The ENERGUARD sequences the burners to start by rotating the lead burner each week and the burner is commanded to start ONLY in Winter ( Below 55degs outdoor air temperature) Mode and when 2 or more zone valves are commanded to OPEN. If the lead burner is commanded ON but the stack temperature does not rise above 200 degs the Lead burner is considered down and the Lag burner is commanded to START .



*The SCHWAB House  
11 Riverside Drive  
New York, NY*

## HIGHLIGHTS:

- \* Reduced Fuel Cost by 22%
  - \* Control 3 Burner Lead Lag
  - \* 10 Riser Zone Valves
  - \* 32 High Powered Repeaters
  - \* 80 Wireless Temperature Sensors
  - \* Domestic Hot Water Monitored
  - \* PC With Color Graphics
  - \* Inter-Net Connection
  - \* Password Protected
  - \* Alarms\Exception Reports
  - \* P.C. Color Graphics
- Historical Trending  
XY Trend Plot Of All Variables

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**BOILER CONTROL \* HVAC CONTROL \* HEAT-MASTER™ \* ENERGUARD™ \* WIRELESS TEMPERATURE SENSORS  
LIGHTING CONTROL \* CARD ACCESS \* DDC SYSTEMS \* ENERGY MANAGEMENT \* BMS SYSTEMS  
ENGINEERING \* DESIGN \* SALES \* SERVICE \* SERVICE CONTRACTS \* INSTALLATIONS**

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