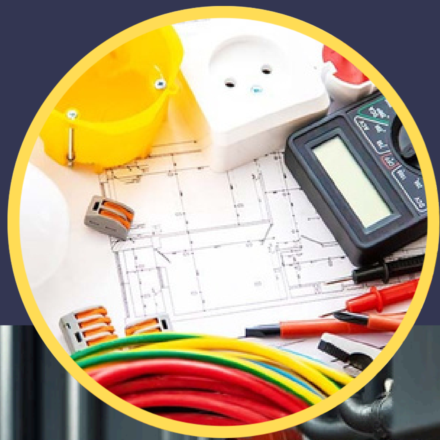
ENERGY AUDIT

Conceptual & Implementation in Malaysia



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PUBLISHED BY:
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e ISBN 978-629-7638-50-8

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Cataloguing-in-Publication Data

Perpustakaan Negara Malaysia

A catalogue record for this book is available from the National Library of Malaysia

eISBN 978-629-7638-50-8

ENERGY AUDIT CONCEPTUAL & IMPLEMENTATION IN MALAYSIA

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ABSTRAK

An energy audit is a systematic process that investigates the energy consumption of a building, industrial facility, or system to identify inefficiencies and recommend improvements. The main objective is to review patterns of energy consumption and provide actionable solutions that reduce energy wastage, enhance performance, and optimize costs. The energy audits typically involve data collection of the energy consumption, areas of high energy demand, and investigation of current systems such as lighting, HVAC, insulation, and equipment. The process can be categorized into three levels: walk-through, detailed, and investment-grade audits, depending on the depth of analysis required. By comparing current energy consumption to standards and best practices in the industry, energy audits identify possibilities for energy conservation, from low-cost operational changes to the implementation of energy-efficient technologies. The results of an energy audit can be used as a roadmap to energy management projects that enhance sustainability goals, reduce carbon footprints, and translate into cost savings. Moreover, energy audits are also often a central component of regulatory compliance and green building certification. In short, energy audits are essential tools for firms looking to drive energy efficiency, promote environmental sustainability, and realize long-term cost savings, and as such, they are a core component of modern energy management initiatives.

Acknowledgements

We are deeply grateful to the students whose passion for learning and continuous pursuit of excellence inspired us throughout the writing of this book. Your energy and dedication reminded us of the true purpose of this work.

To our colleagues at Politeknik Kuching Sarawak, thank you for the countless discussions, thoughtful advice, and support that helped shape this project. Your professionalism and generosity made all the difference.

We would also like to express our sincere appreciation to the Director of Politeknik Kuching Sarawak for the trust, encouragement, and leadership that created the environment needed for this endeavour to succeed.

To our fellow co-authors, it has been a privilege to share this journey with you. The collaboration, patience, and shared commitment we experienced are reflected in every page of this book.

Lastly, we extend our heartfelt thanks to everyone who supported us, whether through words of encouragement, valuable insights, or simply believing in the importance of this work. Your contributions, in ways big and small, are deeply appreciated.

PREFACE

The increasing demand for energy, coupled with growing concerns about environmental sustainability, has made energy efficiency a crucial focus across industries, businesses, and households alike. As we face the challenges of climate change and rising energy costs, the need for smarter, more sustainable energy practices has never been more urgent. This book, Energy Audit, aims to provide a comprehensive guide to understanding, conducting, and utilizing energy audits as a tool to identify inefficiencies, reduce energy consumption, and optimize operational performance.

An energy audit is a critical first step in any effort to improve energy efficiency. Whether you are a facility manager, building owner, energy consultant, or an individual looking to reduce energy costs, an energy audit offers invaluable insights into how energy is used, where it is being wasted, and how resources can be conserved. However, the process of conducting an effective energy audit requires knowledge of building systems, energy technologies, and the methods used to analyse data. This book is designed to demystify this process, providing practical knowledge, techniques, and tools to help readers successfully navigate the energy audit process from start to finish.

Throughout this book, we will explore the fundamental principles of energy auditing, discuss different audit levels—from simple walkthrough audits to in-depth investment-grade evaluations—and provide detailed instructions on how to assess various energy systems, such as lighting, HVAC, insulation, and industrial equipment. We will also highlight common energy-saving opportunities, technologies, and solutions that can be implemented after an audit, as well as the long-term benefits of a more efficient energy management strategy.

This book is intended not just for professionals in the energy sector, but also for anyone with a keen interest in making a positive impact on energy usage and environmental sustainability. Whether you are new to the concept of energy audits or seeking to expand your existing knowledge, Energy Audit offers a valuable resource for taking actionable steps towards a more energy-efficient future.

I hope this book empowers you with the tools and understanding to make informed decisions and drive meaningful changes that will benefit both your bottom line and the planet.

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INTRODUCTION TO ENERGY AUDIT

CHAPTER 1

INTRODUCTION TO ENERGY AUDIT

Energy audits are critical tools for assessing, optimizing, and managing energy consumption in buildings, industries, and other facilities. In today's energy-conscious environment, where sustainability and efficiency are paramount, understanding the mechanisms for energy assessment is essential for organizations striving to reduce costs, minimize environmental impacts, and comply with regulatory standards. Energy audits serve as systematic evaluations of energy flows within a facility to identify inefficiencies and propose actionable measures for improvement. They involve detailed analyses of how energy is consumed across systems such as HVAC, lighting, appliances and industrial processes. Energy audits providing recommendations to enhance efficiency while maintaining comfort and safety.

The importance of energy audits extends beyond technical evaluations. Energy audits are strategic tools that help organizations align their operations with sustainability goals while improving financial performance. Key benefits include cost savings through reduced utility expenses, environmental impact reduction by lowering greenhouse gas emissions, and compliance with energy efficiency regulations. Audits also improve operational efficiency by addressing maintenance issues, extending equipment life, and enhancing occupant comfort through optimized HVAC systems and lighting. Furthermore, energy audits support strategic planning by providing insights into energy management practices, enabling organizations to make informed decisions about future investments in energy-efficient technologies.

Energy audits can be categorized based on their scope and depth. Energy audits with different types serving different purposes depending on the organization's needs and resources. Preliminary audits offer quick screenings for potential improvements, while general audits provide more detailed evaluations. Detailed audits involve comprehensive analyses with extensive measurements and financial modelling, suitable for large-scale projects. Targeted audits focus on specific systems like HVAC or lighting, addressing known problem areas. Continuous audits use advanced tools like IoT sensors for real-time optimization in high-energy-use facilities. By systematically evaluating energy flows, audits drive cost savings, compliance, and improved sustainability performance, making them indispensable tools for modern organizations seeking to balance operational efficiency with environmental responsibility. This chapter provides a comprehensive overview of energy audit definition, types of energy audit, highlighting their applications and benefits, alongside the definition of energy audit, needs of energy audit, and advantages of energy audit.

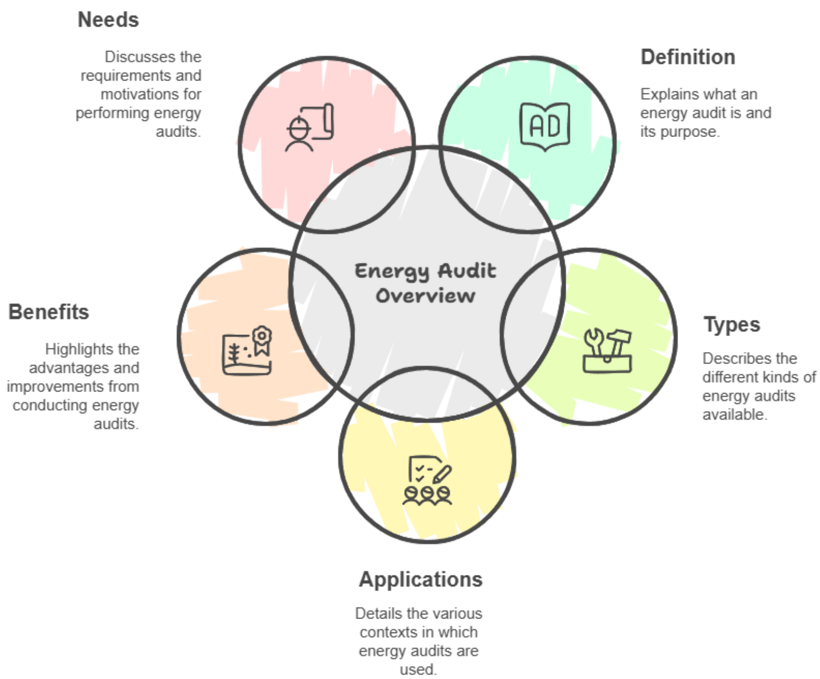

Figure 1.1: Comprehensive Guide to Energy Audits

1.1 Definition of Energy Audit

An energy audit is a systematic, documented, comprehensive examination and analysis of a building or facility's energy systems, consumption patterns, and management practices to identify opportunities for improved energy efficiency and conservation. It serves as an important tool in establishing the energy supply and consumption pattern and determining the measures needed to optimize energy usage in buildings. In another words, the primary aim is to identify opportunities for improving energy efficiency and conservation by reducing energy input without compromising output or performance. Energy audits provide a structured methodology for analyzing energy flows within a system, identifying areas of inefficiency, and recommending practical solutions to reduce energy wastage.

The process typically involves data collection, measurement, analysis, and reporting to create a detailed picture of energy utilization in a facility. Energy audits can be viewed as diagnostic tools that help building owners, facility managers, and energy professionals understand the energy performance of buildings and systems, much like a medical check-up helps identify health issues in patients. The goal of an energy audit is to identify technically feasible and economically viable energy conservation opportunities that, when implemented, lead to reduced energy costs, minimized environmental impact, and improved operational efficiency. In Malaysia, energy audits have gained increasing importance due to rising energy costs, environmental sustainability goals, and the regulatory requirements set by Suruhanjaya Tenaga (ST) under the Energy Efficiency and Conservation Act (EECA) 2024.

Energy audits are not merely technical exercises but serve as strategic planning tools that help organizations align their energy consumption with financial, environmental, and operational objectives. They provide the foundation for developing comprehensive energy management programs and establishing baseline measurements against which future performance improvements can be evaluated. An energy audit examines all aspects of energy utilization within a facility, from supply characteristics and tariff structures to end-use applications and control systems, creating a holistic view of energy performance that encompasses both technical and management aspects.

Energy audits are comprehensive evaluations that involve several key elements to ensure a thorough assessment of energy consumption and potential improvements. Below is a detailed explanation of each critical element:

- Data Collection

Data collection is the foundation of an energy audit, involving the gathering of historical energy usage data from utility bills, operational schedules, equipment specifications, and maintenance records. This process helps establish a baseline understanding of how energy is currently being used within a facility. By analysing past consumption patterns, auditors can identify trends and anomalies that may indicate inefficiencies or areas for improvement. For instance, reviewing utility bills over a year can reveal seasonal variations in energy use, while maintenance records may highlight equipment that requires frequent repairs, suggesting potential inefficiencies.

- Site Inspection

A site inspection is a physical evaluation of the systems and infrastructure within a building. This includes examining HVAC systems, lighting, compressors, and building envelopes to assess their condition and performance. During the inspection, auditors look for signs of wear, improper installation, or outdated technology that could be contributing to energy inefficiencies. For example, inspecting lighting fixtures might reveal opportunities to replace traditional bulbs with more efficient LED options. Similarly, evaluating HVAC systems can identify leaks or poorly maintained components that reduce system efficiency.

- Analysis

The analysis phase of an energy audit involves using various tools and techniques to assess the data collected and identify areas of inefficiency. This includes simulations and measurements to evaluate how energy is being used across different systems. By comparing theoretical energy usage with actual consumption, auditors can pinpoint where energy is being wasted and calculate potential savings from implementing energy-saving measures. For instance, energy modelling software can simulate the impact of upgrading insulation or installing solar panels, providing a detailed picture of potential cost savings and environmental benefits.

- Reporting

The final element of an energy audit is reporting, which involves compiling the findings into a comprehensive document that outlines detailed recommendations for energy-saving measures (ESMs). These recommendations are accompanied by cost-benefit analyses and implementation plans to help decision-makers evaluate the feasibility of proposed changes. The report typically includes a prioritized list of ESMs based on their potential impact, cost, and ease of implementation. For example, a report might recommend replacing old lighting with LEDs due to their high return on investment and minimal upfront costs, while also suggesting more capital-intensive upgrades like solar panel installations for longer-term savings.

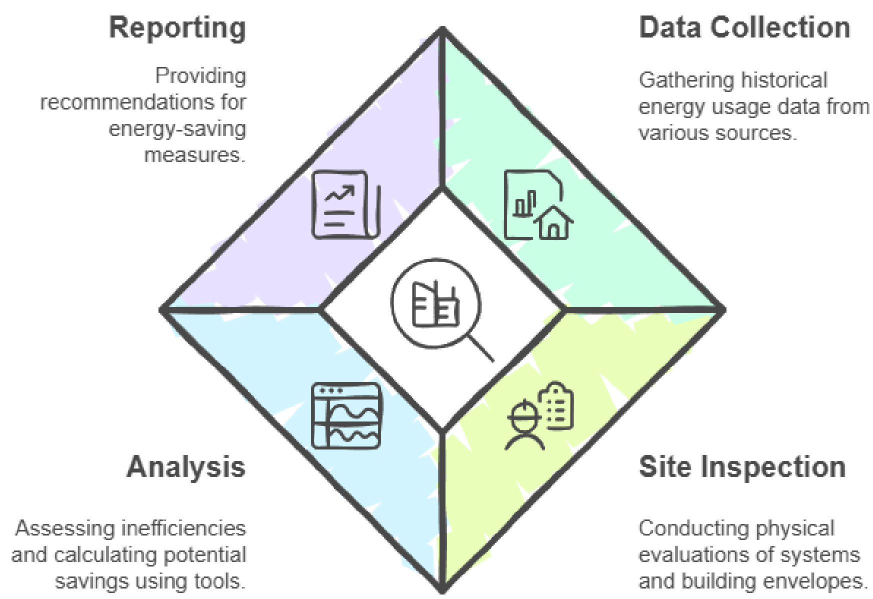

Figure 1.2: Key Elements of Energy Audit

1.2 Objectives of Energy Audit

The primary objectives of energy audits encompass a range of technical, financial, and managerial goals aimed at optimizing energy utilization. According to the SEDA Malaysia guide, key objectives include identifying the energy supply information and status to understand the characteristics of energy input to the facility. Energy audits also aim to identify the current energy management program, setup, policy, implementation, and effectiveness to evaluate how well energy is managed at an organizational level. Another critical objective is to identify present and historical energy usage patterns, establishing baselines and trends that help contextualize current performance and potential improvements. Energy audits specifically focus on identifying where wastage occurs and determining measures to optimize consumption and reduce wastage, targeting inefficiencies in systems, equipment, and operations.

Furthermore, energy audits serve to assist building owners in formulating energy management plans and implementing relevant energy saving measures (ESMs) recommended in the energy audit report. This transforms the audit from a diagnostic tool into an action-oriented roadmap for improvement. The objectives also include providing detailed technical solutions and estimated costs in the energy audit report, enabling decision-makers to evaluate the financial implications of recommended measures. Beyond these specific objectives, energy audits aim to quantify potential energy and cost savings, prioritize energy conservation opportunities based on technical and economic criteria, and establish key performance indicators for ongoing energy management. They also serve educational purposes by increasing awareness about energy consumption patterns and conservation opportunities among facility staff and management.

In the Malaysian context, these audits carry several critical objectives that align with national energy efficiency goals.

- **Identification of Energy Supply Information and Status**

The primary objective of an energy audit involves a comprehensive assessment of energy sources utilized within a facility, whether in the form of electricity, natural gas, diesel, or renewable alternatives like solar. This assessment is particularly relevant in Malaysia, where power distribution quality can vary between urban centres and rural regions. The audit process carefully evaluates the reliability and continuity of energy supply while examining technical characteristics such as voltage levels, frequency stability, and overall power quality. This factors that significantly impact equipment performance and operational efficiency. Furthermore, a thorough analysis of energy tariffs and contract structures offered by utility providers like Tenaga Nasional Berhad (TNB) or Sarawak Energy helps identify cost-saving opportunities and applicable government incentives, including those available through the Sustainable Energy Development Authority (SEDA).

- **Evaluation of Current Energy Management Programs**

Malaysian organizations, especially those in industrial and commercial sectors, increasingly implement formal energy management systems to optimize their energy consumption. An energy audit critically examines the effectiveness of these existing programs by reviewing organizational policies, management structures, and allocation of responsibilities. The assessment determines how effectively energy goals are being implemented and whether these align with national sustainability targets established under the National Energy Transition Roadmap (NETR). Through comprehensive gap analysis, the audit identifies shortcomings in current strategies, enabling organizations to strengthen governance and ensure compliance with evolving regulatory requirements.

- **Analysis of Historical Energy Usage Patterns**

Understanding temporal patterns in energy consumption provides critical insights for optimization strategies. In Malaysia's tropical climate, where demand for air conditioning significantly impacts energy usage, analysing consumption patterns. This including seasonal peaks and operational shifts with establishes essential historical baselines. These baselines serve as benchmarks for measuring future improvements. The energy audit process examines consumption trends to identify inefficiencies or unexpected spikes in usage, which often indicate system malfunctions or suboptimal operational practices that require immediate attention.

- **Identification of Energy Wastage Areas**

A crucial function of energy audits involves detecting and documenting sources of energy wastage. This is especially relevant for Malaysian facilities that may rely on outdated technologies or lack energy-conscious operational practices. Audits systematically identify inefficiencies in major systems including lighting, HVAC, and industrial motors. Many Malaysian manufacturing facilities, for instance, continue to operate older, high-energy-consuming machinery that presents significant opportunities for improvement. Operational inefficiencies, such as equipment running during non-productive hours or inadequately insulated building envelopes, that also contribute substantially to energy wastage. The audit process proposes cost-effective remedial measures and includes detailed cost-benefit analyses to ensure recommendations are both practically implementable and financially viable.

- **Development of Comprehensive Energy Management Plans**

Following the audit process, a structured and actionable energy management plan is developed to address identified inefficiencies. This plan encompasses strategic measures for enhancing energy efficiency, implementation roadmaps with specific timelines, and clearly defined roles for execution. In the Malaysian context, involving diverse stakeholders including facility managers, engineers, and even policy makers. Which is proves essential for fostering cooperative approaches to energy management. These plans typically include provisions for continuous monitoring and performance evaluation to ensure ongoing improvement rather than one-time interventions.

- **Technical Solutions and Cost Estimates**

One of the most valuable deliverables from an energy audit is the technical proposal for specific improvements. These proposals might include recommendations for installing energy-efficient lighting systems (such as LEDs), upgrading air conditioning infrastructure, incorporating variable frequency drives (VFDs), or enhancing building envelope insulation. Each recommendation is accompanied by detailed cost estimates that encompass both initial capital investments and projected long-term operational savings. Financial analyses, including return on investment (ROI) calculations and simple payback period assessments.

- **Quantification of Energy and Cost Savings Potential**

Energy audits provide quantitative projections of energy and cost savings achievable through implementing recommended measures. These calculations are based on measurable parameters, such as projected kilowatt-hour (kWh) reductions per month, and correlated to cost savings based on prevailing local tariff rates. Such estimates prove essential when preparing proposals for government incentives under programs like the Green Investment Tax Allowance (GITA). By prioritizing measures according to factors such as return on investment and environmental impact, organizations can strategically implement high-impact projects first to maximize benefits.

- **Establishment of Key Performance Indicators**

To ensure accountability and track progress effectively, the audit process includes development of appropriate key performance indicators (KPIs). These metrics might include energy usage per square meter, system efficiency ratios, or overall reductions in greenhouse gas emissions. Establishing frameworks for monitoring these KPIs allows organizations to compare current performance against historical baselines and make necessary adjustments. In Malaysia, these KPIs are often integrated with ISO 50001 Energy Management Systems standards for broader benchmarking and certification purposes.

- **Enhancement of Stakeholder Awareness**

The audit process serves an educational function by promoting energy consciousness across all organizational levels. Training sessions, workshops, and communication campaigns help educate staff and management about energy-saving practices and their importance. This aspect is particularly relevant in Malaysian companies where awareness of energy efficiency often varies significantly between departments and personnel. By fostering organizational cultures centred on sustainability, companies encourage employee engagement and continuous improvement. Feedback mechanisms are typically established to gather insights from users and operators, ensuring that energy management solutions remain practical and inclusive.

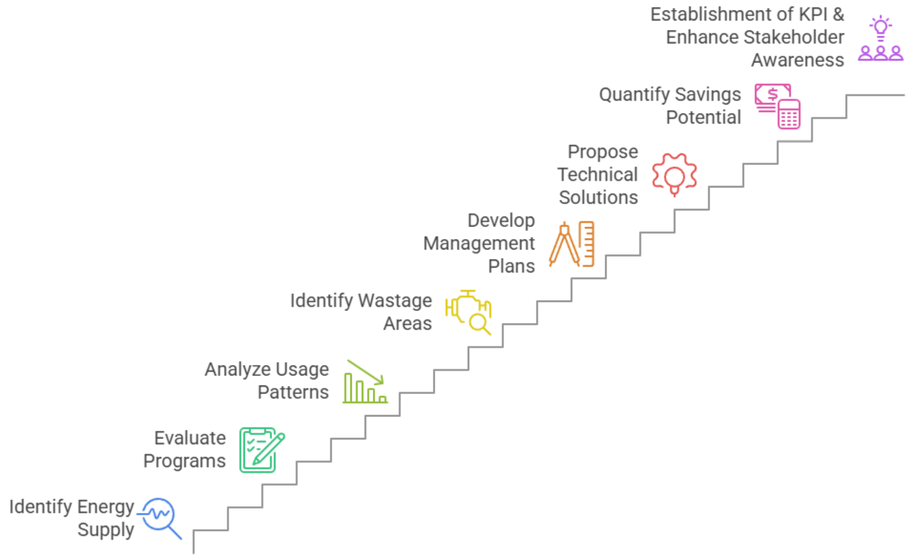

Figure 1.3: Objectives Align with National Energy Efficiency Goals

1.3 Needs of Energy Audit

The need for energy audits arises from multiple factors affecting modern organizations and buildings. Escalating energy costs represent a significant operational expense for most facilities, creating financial pressure that drives the need for efficiency improvements. The SEDA energy audit guide implicitly acknowledges this need by focusing on commercial buildings that consume high electrical energy. Environmental concerns and sustainability goals have become increasingly important for organizations, with energy consumption directly linked to carbon emissions and environmental impact. Energy audits provide the data and analysis needed to reduce this impact through targeted efficiency improvements. Additionally, regulatory compliance requirements in many jurisdictions mandate energy efficiency measures or reporting for certain types of buildings, making energy audits necessary for legal compliance.

Aging building infrastructure and equipment often operate below optimal efficiency levels, leading to energy wastage that can be identified and addressed through energy audits. This is particularly important as buildings constitute a significant portion of global energy consumption. The guide emphasizes the importance of reviewing operations and maintenance contracts, suggesting that proper management of systems is crucial for energy efficiency. The competitive advantage derived from reduced operational costs and improved sustainability credentials further drives the need for energy audits. For new construction or major renovations, energy audits during the design phase or sometimes called design reviews can identify opportunities to incorporate energy-efficient features before construction begins, preventing inefficiencies from being built into the structure. Finally, the need for baseline establishment is critical for any energy management program, as knowing current performance is essential for setting targets and measuring progress. A key component addressed in the SEDA methodology.

Malaysia’s commitment to energy sustainability is strongly supported by a robust regulatory framework that aligns closely with the core objectives of energy auditing. At the heart of this framework is the Energy Efficiency and Conservation Act 2024

(Act 861), which came into effect on January 1, 2025. Enforced by the Suruhanjaya Tenaga (ST), this legislation mandates large energy users for those consuming 21,600 GJ or more annually. They must implement structured energy management systems, appoint registered energy managers, and conduct regular energy audits. These legal requirements ensure organizations adopt systematic approaches to monitor, analyze, and optimize their energy usage. Furthermore, the Act requires energy efficiency reporting and the establishment of key performance indicators (KPIs), which are essential components of a comprehensive energy audit process.

In addition to consumption monitoring, the Act regulates Energy-Using Products (EUPs) by enforcing Minimum Energy Performance Standards (MEPS) and standardized energy labeling. These measures facilitate the selection of energy-efficient technologies during audit recommendations. The audit process, which aims to identify technical solutions and cost-saving measures, is enhanced by these national standards that ensure product compliance and performance. Moreover, organizations are required to display energy intensity ratings, especially for buildings listed under the Act's Third Schedule. This promotes greater transparency and accountability in energy performance, supporting audits in identifying areas of inefficiency and suggesting actionable improvements.

Complementing this regulatory mandate is the National Energy Transition Roadmap (NETR), which outlines Malaysia's long-term strategy to achieve net-zero carbon emissions by 2050. NETR identifies Energy Efficiency (EE) as one of six key levers for transformation, alongside renewable energy, hydrogen, bioenergy, green mobility, and carbon capture. The roadmap supports the strategic vision behind energy audits by encouraging organizations to formulate energy management plans, prioritize interventions based on potential savings, and contribute to national sustainability targets. Through ten flagship projects, NETR is expected to attract significant investment and create thousands of green jobs, while simultaneously reducing greenhouse gas emissions and goals that are also achieved through successful energy audit implementation.

Together, the EECA 2024 and NETR provide an enabling environment that elevates energy auditing from a voluntary best practice to a regulatory and strategic necessity. These frameworks support all major needs of an energy audit—from data collection and performance analysis to stakeholder engagement and continuous improvement. By aligning energy audits with national policies and standards, Malaysia is not only enhancing energy efficiency at the facility level but also steering the country toward a more sustainable, low-carbon future. This synergy ensures that energy audits play a critical role in achieving both organizational efficiency and national climate goals.

The imperative for conducting energy audits in government buildings and educational institutions in Malaysia has become increasingly evident. These facilities typically operate under constrained budgets and often rely on outdated infrastructure, making them prime candidates for targeted energy efficiency interventions. Government buildings, as custodians of public trust, carry the responsibility of demonstrating leadership in sustainable practices, including efforts to reduce energy wastage and environmental impact. Educational institutions, from primary schools to universities, are also major energy consumers due to their extended operational hours and high occupancy levels. Implementing systematic energy audits in these sectors can significantly reduce operational costs, improve the efficiency of energy use, and prolong the lifespan of existing infrastructure. Additionally, these audits function as educational tools, fostering a culture of energy awareness among civil servants, educators, and students. By establishing energy audits as a standard component of public sector operations, Malaysia not only reinforces its national commitment to sustainable development but also nurtures future generations with a stronger sense of energy responsibility and environmental stewardship.

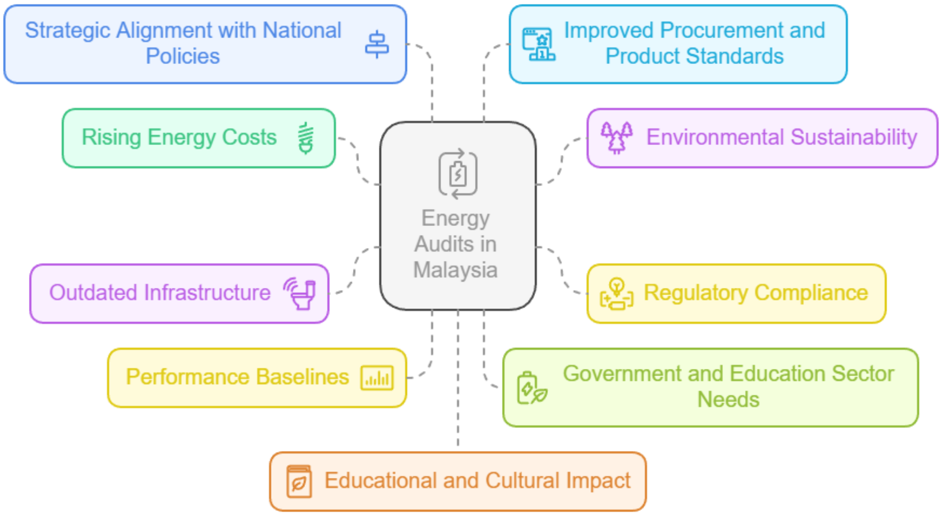

Figure 1.4: Needs of Energy Audits in Malaysia.

1.4 Advantages of Energy Audit

Energy audits provide significant financial advantages that make them a strategic investment for organizations across various sectors. By identifying areas of excessive or inefficient energy consumption, audits reveal cost-saving opportunities that can substantially lower utility bills. For instance, replacing outdated lighting systems with LED alternatives or optimizing HVAC operations can yield immediate reductions in electricity usage. The Sustainable Energy Development Authority (SEDA) of Malaysia emphasizes the importance of financial evaluation in energy audits, recommending the use of metrics like the Simple Payback Period (SPP) and Return on Investment (ROI) to assess the viability of proposed measures. These financial tools help building owners and managers prioritize energy conservation projects based on how quickly they recover their investment, making audits particularly appealing for facilities operating under tight budget constraints.

Beyond financial gains, energy audits play a crucial role in supporting environmental sustainability. By reducing overall energy consumption, audits contribute directly to the lowering of greenhouse gas emissions, aligning organizations with both national and global climate targets. For example, a university that reduces its electricity use by upgrading to energy-efficient chillers not only saves money but also lowers its carbon footprint, while demonstrating environmental leadership to its students and community. This is especially relevant in the context of Malaysia's National Energy Transition Roadmap (NETR), which aims for net-zero carbon emissions by 2050. Integrating audit findings into daily operations helps organizations fulfil corporate social responsibility goals and build their brand as environmentally conscious entities, which can also be an asset in public relations and stakeholder engagement.

Operational improvements are another significant benefit of conducting energy audits. Many buildings, especially older ones, operate with aging infrastructure and equipment that often function below optimal efficiency. Audits help identify these weaknesses, whether it's an air conditioning system that runs continuously without proper scheduling or a boiler that consumes excessive fuel due to poor maintenance. Addressing such issues not only enhances system performance but also prolongs equipment lifespan and reduces unexpected breakdowns. For instance, a government office that implements a preventive maintenance plan based on audit findings may reduce downtime and repair costs while improving overall comfort for staff. Moreover, energy audits contribute to enhanced indoor environmental quality such as improved ventilation, better lighting, and balanced temperatures. Energy audits also can boost occupant satisfaction and productivity.

In addition to technical insights, energy audits offer strategic, educational, and regulatory advantages. The data collected during an audit enables informed decision-making in capital planning, helping organizations prioritize energy upgrades that yield the greatest impact. The SEDA guide recommends a three-year implementation strategy to ensure gradual, manageable improvements that align with budget cycles. Regular energy audits also help institutions comply with national regulations such as the Energy Efficiency and Conservation Act 2024 (Act 861), which requires large energy consumers to report energy usage and appoint registered energy managers.

On the educational front, audits can be powerful tools to raise awareness among employees, students, and facility managers about energy efficiency. When staff understand how their daily actions, like turning off unused equipment or adjusting thermostats can contribute to energy goals, a culture of energy consciousness is cultivated. Furthermore, audits contribute to risk management by identifying vulnerabilities such as energy price volatility or aging critical systems, enabling organizations to implement proactive strategies to safeguard their operations and budgets.

Energy audits are an essential tool for achieving both immediate and long-term goals in financial savings, environmental protection, operational efficiency, and strategic planning. In the context of Malaysia's regulatory landscape and sustainability ambitions, energy audits have evolved from being optional good practices to critical components of responsible facility management. Whether in government buildings, educational institutions, or commercial facilities, audits empower organizations to reduce costs, improve system performance, comply with national policies, and foster a culture of energy responsibility. By integrating audit findings into everyday operations and long-term plans, organizations not only enhance their resilience and efficiency but also contribute meaningfully to national sustainability goals such as those outlined in the Energy Efficiency and Conservation Act 2024 and the National Energy Transition Roadmap. In essence, energy audits are not just about saving energy, it is also about building smarter, more sustainable, and more future-ready organizations.

Figure 1.5: Advantages of Energy Audit

1.5 Types of Energy Audit

Energy audits systematically evaluate energy consumption within a facility to identify inefficiencies and recommend measures for optimizing energy usage. These audits are categorized based on their scope, depth, and objectives, allowing organizations to select the type that best suits their needs.

- **Preliminary Energy Audit**

A preliminary energy audit, also known as a walk-through audit, is a rapid and cost-effective assessment of energy consumption patterns in a facility. It's designed to provide a quick snapshot of potential energy savings without requiring extensive data collection or detailed analysis. This type of audit is valuable for organizations seeking to identify major energy inefficiencies and prioritize areas for further investigation. The primary goal is to determine whether a more comprehensive audit is warranted.

Scope and Data Collection: A walk-through audit typically involves a visual inspection of the facility, focusing on readily observable energy-consuming systems such as lighting, HVAC, and major equipment. Data collection is limited to readily available information, including utility bills, equipment nameplate data, and basic operational schedules. The audit team will conduct a brief site visit to observe energy usage patterns and identify obvious areas of waste, such as lights left on in unoccupied spaces or equipment operating inefficiently.

Outcomes: The outcome of a preliminary energy audit is a brief report outlining the major areas of energy consumption, identifying potential energy-saving opportunities, and providing a rough estimate of potential savings. This report serves as a basis for deciding whether to proceed with a more detailed energy audit. It may also include recommendations for simple, low-cost measures that can be implemented immediately to reduce energy consumption.

Advantages: The primary advantage of a walk-through audit is its speed and affordability. It requires minimal time and resources, making it an attractive option for small businesses or organizations with limited budgets. It can also be used as a screening tool to identify facilities within a larger organization that have the greatest potential for energy savings.

Applications: In the Malaysian context, preliminary energy audits can be particularly useful for small and medium-sized enterprises (SMEs) that may lack the resources for more comprehensive assessments. They can also be used by building owners or facility managers to identify quick-win opportunities for energy savings in commercial buildings or residential complexes. For example, a walk-through audit might reveal opportunities to replace inefficient lighting with LEDs, optimize HVAC settings, or improve insulation to reduce energy consumption.

- **General Energy Audit (ASHRAE Level 2):**

A General Energy Audit, aligning with ASHRAE Level 2 standards, provides a more in-depth analysis compared to a preliminary or walk-through audit. It involves a detailed examination of a facility's energy consumption, going beyond simple observation to include energy use data collection and analysis. This type of audit aims to identify a comprehensive list of energy conservation measures (ECMs) and provide an estimate of potential energy savings and costs.

Scope and Data Collection: A Level 2 audit includes a more thorough site survey than a preliminary audit. The audit team collects detailed information about the facility's energy-consuming systems, including lighting, HVAC, equipment, and building envelope. Data collection involves gathering utility bills, equipment specifications, operating schedules, and conducting on-site measurements using instruments like power analyzers, light meters, and temperature sensors. The team will analyze historical energy consumption patterns to establish a baseline and identify areas with significant energy-saving potential.

Analysis and Recommendations: The data collected is used to perform energy calculations and simulations to evaluate the performance of existing systems and identify potential ECMs. These measures may include equipment upgrades, control system modifications, building envelope improvements, and operational changes.

For each ECM, the audit report will include an estimate of energy savings, cost savings, implementation costs, and simple payback period.

Deliverables: The final report for a General Energy Audit typically includes the following:

- A detailed description of the facility and its energy-consuming systems: This section provides an overview of the facility's operations, including information on building characteristics, equipment inventory, and operating schedules. This detailed overview sets the stage for understanding the facility's energy consumption patterns.

- An analysis of historical energy consumption data: This analysis establishes a baseline for energy performance and identifies trends and anomalies in energy usage. It involves collecting and analysing utility bills and other relevant data to understand how energy is used over time.

- A comprehensive list of recommended ECMs: This list outlines specific energy conservation measures (ECMs) that can be implemented to reduce energy consumption and costs. These ECMs may include equipment upgrades, control system modifications, building envelope improvements, and operational changes.

- Estimated energy savings, cost savings, and implementation costs for each ECM: For each recommended ECM, the report provides estimates of the potential energy savings, cost savings, and implementation costs. This information helps organizations prioritize ECMs based on their financial return and potential impact on energy consumption.

- Simple payback period for each ECM: The simple payback period is a financial metric that indicates the amount of time it will take for the cost savings from an ECM to recover the initial investment. This metric is used to evaluate the economic feasibility of each ECM.

- Recommendations for further investigation or implementation: The report may also include recommendations for further investigation of specific energy-saving opportunities or guidance on implementing the recommended ECMs. This section provides a roadmap for taking action based on the audit findings.

Advantages: The main advantage of a Level 2 audit is that it provides a more detailed and accurate assessment of energy-saving opportunities than a preliminary audit. The cost-benefit analyses included in the report allow building owners and facility managers to prioritize ECMs based on their financial return and potential impact on energy consumption.

Applications: General Energy Audits (ASHRAE Level 2) are suitable for a wide range of facilities, including commercial buildings, industrial plants, and institutional facilities. In Malaysia, these audits are often used to comply with regulations such as the Energy Efficiency and Conservation Act 2024, which mandates energy audits for large energy consumers. They can also be used to support applications for government incentives and financing for energy efficiency projects. For instance, the Building Sector Energy Efficiency Project (BSEEP) promotes the use of energy audits to identify opportunities for improving energy efficiency in buildings.

- **Detailed Energy Audit (Investment-Grade Audit or ASHRAE Level 3)**

A Detailed Energy Audit, also referred to as an Investment-Grade Audit or ASHRAE Level 3 audit, is the most comprehensive and rigorous type of energy assessment. It goes beyond identifying energy-saving opportunities to provide a detailed financial analysis that supports investment decisions. The primary goal is to provide a clear understanding of the economic benefits of implementing specific energy conservation measures (ECMs).

Scope and Data Collection: This audit involves a highly detailed survey of the facility, including a comprehensive inventory of all energy-consuming equipment and systems. Data collection includes extensive on-site measurements, performance testing, and monitoring of energy usage over extended periods. Detailed analysis of utility bills, equipment specifications, and operating schedules is conducted to establish a highly accurate energy baseline. Sophisticated tools and techniques, such as data loggers, thermal imaging cameras, and advanced power quality analysers, are used to gather precise data.

Analysis and Recommendations: The data collected is used to develop detailed energy models and simulations that accurately predict the energy savings potential of various ECMs. These models consider factors such as weather conditions, occupancy patterns, and equipment operating characteristics. A comprehensive financial analysis is performed for each ECM, including detailed cost estimates, projected energy savings, payback periods, return on investment (ROI), and life-cycle cost analysis. The audit report includes a detailed description of each ECM, its expected impact on energy consumption, and its financial implications.

Deliverables: The final report for a Detailed Energy Audit typically includes the following:

- Executive Summary: This section provides a concise overview of the entire audit, highlighting key findings, recommended Energy Conservation Measures (ECMs), projected savings, and overall financial benefits. It's designed for decision-makers who need a quick grasp of the audit's value.

- Detailed Description of the Facility and Its Energy-Consuming Systems: This section offers an in-depth profile of the facility, including its physical characteristics (size, construction, layout), operational details (occupancy schedules, production processes), and a comprehensive inventory of all energy-consuming equipment (HVAC systems, lighting, machinery, etc.). It also describes how these systems interact and contribute to overall energy usage.

- Comprehensive Energy Baseline: A comprehensive energy baseline is established by analysing historical energy consumption, current energy use, and future energy use.

- Detailed Description of each Recommended ECM: For each ECM identified, this section provides a thorough explanation of the measure, including how it works, its potential impact on energy consumption, and any specific design or operational considerations. This section gives specifics regarding equipment selection, installation requirements, and control strategies.

- Detailed Cost Estimates for each ECM: A detailed cost analysis is established in this section that gives the breakdown of all expenses related to the implementation of each ECM. This includes costs for equipment, materials, labor, design, permitting, and any other associated expenses. Cost estimates are as precise as possible, taking into account market conditions and vendor quotes.

- Projected Energy Savings for each ECM: This section presents a detailed quantification of the energy savings expected from each ECM. It includes calculations based on energy modeling, engineering analysis, and historical data. Projections consider factors such as weather conditions, occupancy patterns, and equipment operating characteristics to create realistic savings estimates.

- Financial Analysis, including Payback Period, ROI, and Life-Cycle Cost Analysis: This section provides a thorough financial evaluation of each ECM, including key metrics such as:

- Payback Period: The amount of time it takes for the cost savings to equal the initial investment.

- Return on Investment (ROI): A measure of the profitability of the investment, expressed as a percentage.

- Life-Cycle Cost Analysis: An evaluation of the total cost of owning and operating the equipment or system over its entire lifespan, including initial costs, energy costs, maintenance costs, and replacement costs.

- Recommendations for Implementation and Financing: This section provides guidance on how to implement the recommended ECMs, including suggested project timelines, procurement strategies, and commissioning procedures. It may also include information on potential financing options, such as government incentives, rebates, or energy performance contracts (EPCs). The course also covers reporting procedures to recommend improvements for energy usage.

Advantages: The primary advantage of a Detailed Energy Audit is that it provides a high level of confidence in the projected energy savings and financial returns of the recommended ECMs. This makes it an ideal tool for securing funding for energy efficiency projects from internal sources, external investors, or government incentive programs. The detailed analysis also helps organizations prioritize ECMs based on their financial impact and align them with their overall business goals.

Applications: Investment-Grade Energy Audits are typically used for large-scale energy efficiency projects in commercial, industrial, and institutional facilities. In Malaysia, these audits are often required to qualify for government incentives and financing programs, such as the Green Investment Tax Allowance (GITA). They are also used to support the implementation of Energy Performance Contracts (EPCs), where a third-party energy service company (ESCO) guarantees energy savings and shares in the financial benefits. For instance, manufacturing plants seeking to upgrade their equipment or implement renewable energy systems often conduct detailed audits to demonstrate the financial viability of these projects. The audit will often be needed to develop and pursue a comprehensive energy management program for the implementation of an Energy Management System (EMS).

In conclusion, a thorough understanding of the different types of energy audits, preliminary walk-through to the comprehensive investment-grade assessment is crucial for effective energy management. Each audit type serves a distinct purpose, offering varying levels of detail and analysis to match specific organizational needs and goals. By selecting the appropriate audit type, facilities can identify energy inefficiencies, prioritize improvements, and make informed investment decisions. This systematic approach not only optimizes energy consumption and reduces costs but also promotes environmental sustainability and ensures compliance with relevant regulations, ultimately contributing to a more resilient and efficient energy future.

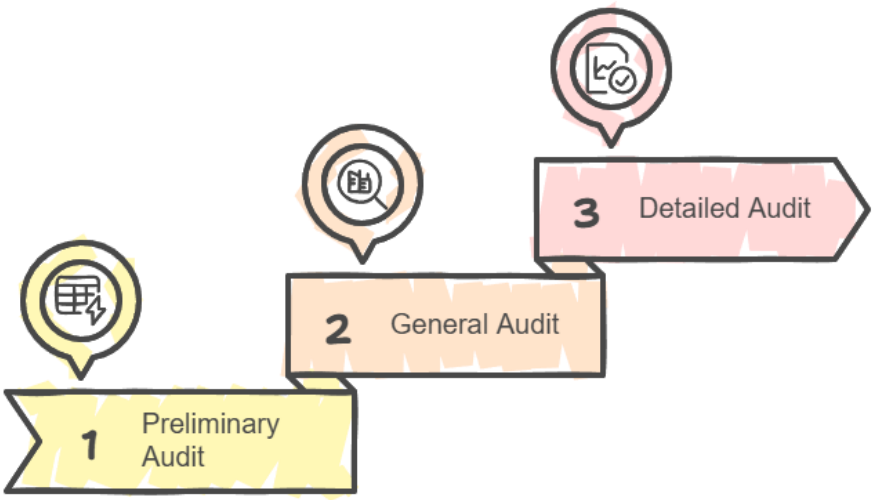

Figure 1.6: Type of Energy Audit

2

ENERGY AUDIT PROCESS

1

CHAPTER 2

ENERGY AUDIT PROCESS

An energy audit is a systematic assessment of how energy is used within a building, facility, or process. The main goal is to identify areas of inefficiency, recommend corrective actions, and implement strategies to optimize energy usage. This process is essential for organizations seeking to reduce energy costs, improve operational performance, and contribute to environmental sustainability. By understanding where and how energy is consumed, businesses can make informed decisions that lead to long-term savings and improved efficiency.

The importance of conducting an energy audit extends beyond cost reduction. One of the most immediate benefits is the potential for significant savings on utility bills by identifying and addressing areas of energy waste. From an environmental perspective, reducing energy consumption directly contributes to the reduction of greenhouse gas emissions, supporting broader sustainability goals. Additionally, energy audits can help ensure that systems such as heating, ventilation, air conditioning (HVAC), and lighting operate at optimal performance, which not only enhances comfort and productivity but also extends equipment lifespan. Moreover, these audits can highlight potential safety issues, such as problems in electrical systems or inadequate ventilation, that might otherwise go unnoticed. Regular energy audits promote continuous improvement and help organizations remain compliant with environmental and energy-related regulations.

Here is a 6 main steps in an energy audit process:

i) Kick-Off Meeting

- Preparation and Scope Definition: Establish the objectives, scope, and boundaries of the audit. This includes identifying key personnel, collecting preliminary data, and arranging an introductory meeting.

ii) Data Collection – Desktop Audit

- Data Collection: Gather historical energy consumption data, technical details of equipment, and operational patterns. This may include invoices, process diagrams, equipment inventory, and energy billing data.

iii) Data Collection – Site Investigation

- Walkthrough Inspection (Field Work): Conduct an on-site visit to visually inspect facilities, observe operations, and collect detailed information about energy-consuming systems like HVAC, lighting, and machinery. Interviews with staff may also be conducted.

iv) Data Collection – Field Data Measurement

- Assessment of Equipment and Systems: Evaluate the performance of energy-consuming systems to determine inefficiencies and areas for improvement. Collect real-time data directly from systems and equipment within a facility

v) Data Analysis

- Energy Consumption Analysis: Analyze collected data to identify patterns, trends, and inefficiencies in energy usage. This step may involve benchmarking against industry standards.
- Development of Energy-Saving Measures: Identify opportunities for energy savings through technological upgrades or operational changes. Calculate potential cost savings, required investments, and payback periods.
- Recommendations: Provide actionable recommendations based on findings, such as installing energy-efficient equipment or optimizing processes.
- Energy Audit Report: Prepare a detailed report summarizing the scope, methodology, findings, recommended measures, cost analysis, and projected savings.

vi) Implementation and Continuous Monitoring

- Implementation: Work with stakeholders to implement recommended measures for improving energy efficiency.
- Monitoring and Evaluation: Continuously monitor energy usage post-implementation to evaluate effectiveness and identify further opportunities for improvement.

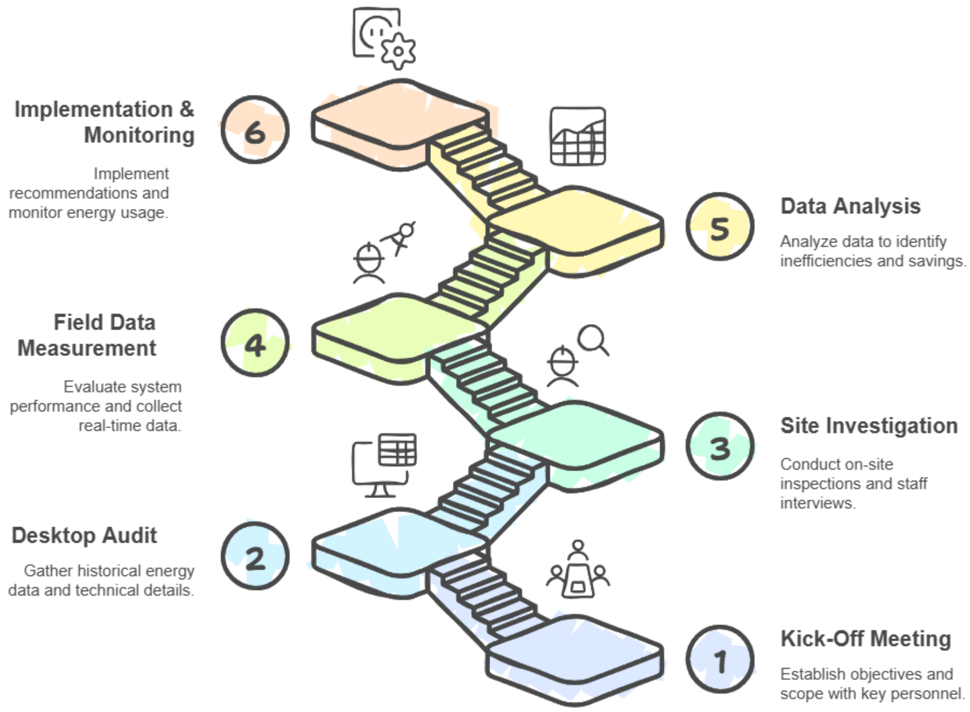

Figure 2.1: Phases of Audit Process

The energy audit process serves as a foundational step in improving energy efficiency within any facility. It involves a systematic examination of energy flows to determine where and how energy is being used, and to identify areas where waste can be minimized. This structured process typically begins with a kick-off meeting to outline objectives and scope, followed by comprehensive data collection through desktop audits, site investigations, and field measurements. The final stage involves detailed data analysis to uncover inefficiencies and recommend cost-effective energy conservation measures. A well-executed energy audit not only contributes to operational savings but also supports broader sustainability goals. Let's discuss it one by one.

2.1 Kick-Off Meeting

The energy audit process begins with a kick-off meeting, which sets the foundation for the entire audit. This meeting involves key stakeholders, including the facility's management team, energy auditors, and relevant technical staff. The primary purpose of the kick-off meeting is to establish clear objectives, define the scope of the audit, and outline roles and responsibilities.

During this meeting, auditors explain the audit methodology, timeline, and deliverables while addressing any concerns or expectations from the client. The facility team provides an overview of operations, highlighting areas of concern or systems that require special attention. This collaborative approach ensures alignment between all parties and helps identify specific focus areas for the audit. Additionally, auditors may request preliminary documents such as utility bills, equipment specifications, and operational schedules to prepare for subsequent phases of the audit.

Objectives of the Kick-off Meeting

The primary goals of the kick-off meeting include:

1. Clarifying Audit Scope: Confirming the physical and organizational boundaries of the audit, such as specific locations, facilities, and energy processes.
2. Aligning Expectations: Ensuring all parties understand the objectives, methodology, and anticipated outcomes of the audit.
3. Establishing Roles: Appointing key personnel responsible for supporting and facilitating the audit process.
4. Reviewing Existing Data: Assessing available energy data for accuracy, detail, and representativeness.
5. Planning Logistics: Coordinating practical aspects like site access, scheduling on-site visits, and addressing confidentiality requirements.

Agenda of the Kick-off Meeting

A comprehensive agenda ensures that all critical aspects are addressed during the meeting. Below is an agenda for a kick-off meeting:

Table 2.1: Agenda for a kick-off meeting

Agenda Item	Description
Introduction	Overview of audit objectives, scope, and team introductions
Audit Scope Validation	Confirmation of boundary conditions (locations, facilities, energy processes)
Roles and Responsibilities	Nomination of client representatives to support auditors
Review of Existing Data	Assessment of available energy data (accuracy, format, completeness)
Additional Data Requirements	Discussion on supplementary data needed for analysis
Site Visit Planning	Scheduling visits, prioritizing areas to be audited
Special Requirements	Addressing confidentiality concerns and reporting expectations
Next Steps	Agreement on timelines and follow-up actions

Key Participants

The success of a kick-off meeting depends on involving relevant stakeholders from both sides. Typical participants include:

1. Energy Auditor(s): The lead auditor or audit team responsible for conducting the assessment.
2. Client Representatives:
   - Energy Manager
   - Facility Manager
   - Maintenance Supervisor
   - Financial Department Manager (if required)

- Other technical staff with operational knowledge.

Practical Implementation

The kick-off meeting can be conducted in various formats depending on organizational preferences and logistical constraints:

1. On-site Meeting: Ideal for complex audits requiring detailed discussions about facilities and processes.
2. Virtual Meeting: Conducted via video conferencing tools for convenience or when physical meetings are impractical.
3. Hybrid Format: Combines on-site visits with virtual discussions to optimize efficiency.

Regardless of format, it is essential that all decisions made during the meeting are documented in writing to ensure clarity and accountability.

Topics Discussed During Kick-off Meetings

The following topics are typically addressed during kick-off meetings:

1. Boundary Conditions Validation

- Confirm locations to be audited.
- Define physical boundaries (e.g., buildings or equipment).

2. Data Review

- Evaluate existing energy data (e.g., historical consumption records).
- Identify gaps requiring supplementary data collection.

3. Previous Inspections

- Discuss past audits or inspections related to energy efficiency or tariffs.

4. Logistical Planning

- Schedule site visits and determine access requirements.
- Address health and safety protocols for on-site activities.

5. Confidentiality Agreements

▪ Ensure sensitive information is protected during audits.

To make kick-off meetings more effective, there are several good practices that organizations should follow. First, it is important to prepare well before the meeting. This includes sharing the meeting agenda with all participants early, so everyone knows what to expect, and collecting any necessary information or data to help with the discussion. During the meeting, communication should be clear and simple. Avoid using technical terms that may confuse others and use language that is easy to understand. It is also helpful to create an open space where participants feel comfortable asking questions or sharing their thoughts.

In addition, everything discussed in the meeting should be written down in detailed meeting notes. This will help people remember the main points and decisions made. Lastly, it is important to clearly assign tasks that need to be done after the meeting, including who is responsible and when it should be completed. By following these steps, organizations can run kick-off meetings that are more organized, productive, and helpful for everyone involved.

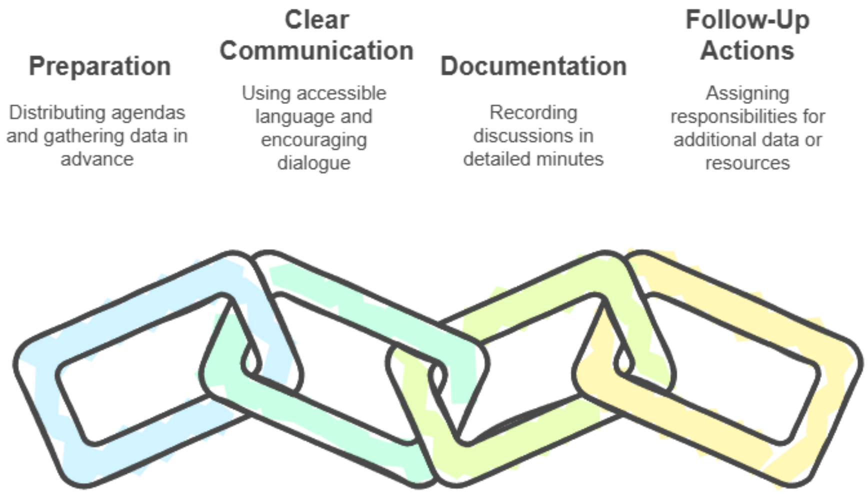

Figure 2.2: Enhancing Kick-off Meeting Effectiveness

The interval between the kick-off meeting and the start of on-site audits should ideally not exceed three months to ensure that agreed-upon conditions remain valid.

If significant discrepancies arise during this period (e.g., changes in facility operations), adjustments should be made to audit plans and pricing as necessary.

2.2 Data Collection: Desktop Audit

The desktop audit is the first phase of data collection in an energy audit. It involves reviewing existing documentation to gain a preliminary understanding of the facility's energy usage patterns and systems. Key documents analysed during this phase include utility bills (electricity, gas, water), historical energy consumption records, equipment specifications, maintenance logs, and building plans or layouts.

The desktop audit helps establish a baseline for energy consumption by identifying trends in usage over time. For example, auditors may analyse seasonal variations in energy demand or compare current consumption with industry benchmarks. This phase also allows auditors to identify potential inefficiencies or anomalies that warrant further investigation during on-site activities. By leveraging readily available data, the desktop audit provides a cost-effective way to prioritize focus areas for deeper analysis.

Objectives of a Desktop Audit

The primary objectives of the desktop audit are:

1. Baseline Establishment: Analyze historical energy consumption data to create a baseline for benchmarking.

2. Preliminary Assessment: Identify major energy-consuming systems and processes.

3. Data Validation: Review the accuracy and completeness of existing records.

4. Opportunity Identification: Highlight potential areas for energy savings before conducting on-site investigations.

This phase ensures that auditors are well-prepared for subsequent steps in the energy audit process, reducing time spent in the field and enabling targeted investigations.

Key Activities in a Desktop Audit

A desktop audit involves several structured activities aimed at gathering and analysing relevant data:

Table 2.2: Activities at gathering and analysing relevant data

Activity	Description
Historical Energy Data Review	Analyze utility bills (electricity, gas, water) from the past 12–24 months to identify trends and anomalies.
Facility Documentation Analysis	Review architectural plans, equipment specifications, operational schedules, and maintenance records.
Benchmarking	Compare energy performance metrics (e.g., energy use intensity - EUI) against similar facilities or industry standards.
Equipment Inventory	Develop a list of energy-consuming equipment (e.g., HVAC systems, lighting fixtures) and their rated capacities.
Preliminary Energy Use Analysis	Allocate energy consumption to different systems or processes to identify major contributors to overall usage.

These activities provide auditors with a clear understanding of the facility's current energy profile and areas that require further investigation.

Data Sources Used in a Desktop Audit

The success of a desktop audit depends on the availability and quality of data provided by the organization. Common data sources include:

- Utility Bills: Monthly or annual electricity, gas, and water bills.
- Building Plans: Architectural drawings, electrical schematics, and system diagrams.

- Operational Schedules: Details about working hours, production cycles, or occupancy patterns.
- Equipment Specifications: Manufacturer data sheets for HVAC systems, lighting fixtures, motors, etc.
- Maintenance Records: Logs detailing repairs, upgrades, or replacements of equipment.

These sources allow auditors to gain insights into both historical trends and current operational conditions.

Benefits of Desktop Audits

Desktop audits offer several advantages that make them an essential step in the energy audit process:

1. Cost-Effectiveness: By relying on existing data, desktop audits reduce the need for extensive fieldwork.

2. Time Efficiency: They enable auditors to quickly identify potential issues without requiring on-site visits.

3. Preliminary Insights: Provide actionable insights that guide subsequent phases of the audit process.

4. Reduced Disruption: Minimize interruptions to facility operations compared to on-site inspections.

Limitations of Desktop Audits

While desktop audits are valuable for initial assessments, they have certain limitations:

1. Data Quality Dependence: The accuracy of findings depends heavily on the quality and completeness of the provided data.

2. Lack of Real-Time Measurements: Without field measurements, some inefficiencies may go unnoticed.

3. Limited Scope: Certain issues (e.g., equipment malfunctions) can only be identified through physical inspections. By these limitations, desktop audits are

typically followed by on-site investigations or field measurements. The desktop audit process involves a series of systematic steps designed to build a foundational understanding of a facility's energy usage before conducting an on-site investigation.

Step 1: Data Request begins the process by collecting essential documents from the organization, including recent utility bills, detailed equipment inventories, architectural and electrical building plans, and any operational or maintenance records. These documents serve as the primary sources of information for the audit.

Step 2: Initial Data Review involves a careful examination of utility bills to identify consumption patterns, such as seasonal fluctuations, peak demand periods, or any irregularities that might suggest inefficiencies or operational issues. Auditors also assess the completeness and reliability of the data, noting any gaps or inconsistencies that may require follow-up.

Step 3: Energy Use Allocation, the total energy consumption recorded in the utility data is broken down by system or operational area—for example, HVAC, lighting, or process equipment—using available information such as system specifications and operating schedules. This step helps auditors understand how energy is distributed within the facility and where the largest energy users are located.

Step 4: Benchmarking involves comparing the facility’s energy performance against recognized industry standards or similar facilities to determine if the building is operating efficiently or underperforming. This comparative analysis provides context and can highlight whether high energy usage is typical or excessive.

Step 5: Preliminary Findings summarizes the insights gathered so far, identifying key areas where energy savings might be achievable. For instance, systems showing disproportionately high energy consumption, outdated equipment, or inefficient operating schedules are flagged for further investigation. These findings are not final but serve as a guide to shape the direction of the on-site audit.

Step 6: Prepare for On-Site Audit uses all the information from the desktop review to plan the next phase effectively. By pinpointing priority areas, the audit team can focus their on-site efforts more strategically, making the overall audit process more efficient and targeted. This structured approach ensures that the desktop audit not only informs but enhances the success of the full energy audit.

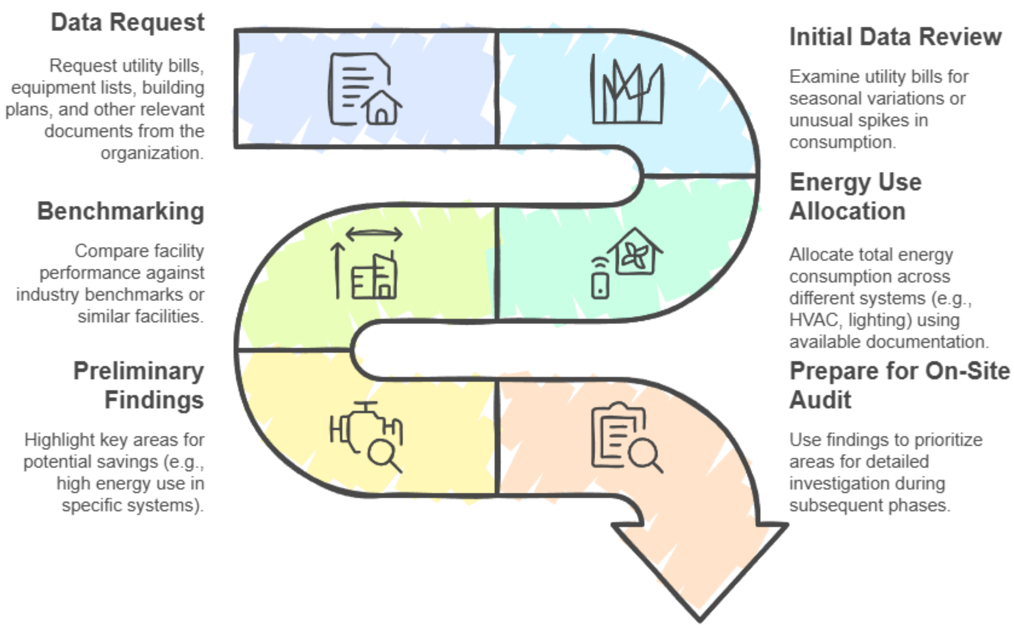

Figure 2.3: Example Workflow for Desktop Audit

Sample Table for Energy Consumption Analysis

During a desktop audit, a sample table is often used to analyze energy consumption across different systems or areas within a facility. For example, a table may list various categories such as the HVAC system, lighting, machinery or equipment, and miscellaneous loads, along with their respective energy consumption in kilowatt-hours (kWh) and the percentage each contributes to the total energy use. In one such example, the HVAC system consumes 50,000 kWh, accounting for 40% of the total energy use, while lighting uses 30,000 kWh (24%), machinery or equipment uses 20,000 kWh (16%), and miscellaneous loads consume 25,000 kWh (20%), resulting in a total energy use of 125,000 kWh. This type of table is essential for auditors as it highlights which systems are the primary energy consumers, enabling them to prioritize areas for potential energy savings and efficiency improvements. This table helps auditors identify which systems contribute most significantly to overall energy use.

Table 2.3: A sample table used during a desktop audit

System/Area	Energy Consumption (kWh)	Percentage of Total Energy Use (%)
HVAC System	50,000	40
Lighting	30,000	24
Machinery/Equipment	20,000	16
Miscellaneous Loads	25,000	20
Total	125,000	100

2.3 Data Collection: Site Investigation

The site investigation involves an on-site visit to observe the facility's operations and gather additional information that cannot be obtained through documentation alone. During this phase, auditors conduct a walk-through survey to inspect energy-consuming systems such as HVAC units, lighting systems, industrial machinery, and building envelopes (e.g., walls, windows).

This step allows auditors to verify the accuracy of information gathered during the desktop audit while identifying operational inefficiencies or maintenance issues that contribute to excessive energy consumption. For example, auditors may observe poorly insulated areas causing heat loss or equipment running unnecessarily during non-operational hours. The site investigation also provides an opportunity to engage with facility staff to understand operational practices and gather insights into potential challenges or opportunities for improvement.

Objectives of Site Investigation

The site investigation aims to:

1. Validate Desktop Audit Findings: Confirm data collected during the desktop audit through physical observations.

2. Collect Real-Time Data: Measure technical parameters like temperature, pressure, power consumption, and efficiency of systems.

3. Identify Energy-Wasting Practices: Observe operational behaviors that contribute to inefficiencies.

4. Assess Equipment Conditions: Evaluate the performance, maintenance status, and age of energy-consuming equipment.

5. Understand Facility Operations: Gain insights into how processes and schedules impact energy use.

This phase is essential for developing accurate recommendations tailored to the facility's unique characteristics.

Key Activities in Site Investigation

The site investigation involves several structured activities, such as opening meetings, facility walkthrough, equipment inventory, field measurements, interviews with staff and safety assessment. These activities ensure a comprehensive understanding of energy use within the facility.

Table 2.4: Description of activity in Site Investigation

Activity	Description
1. Opening Meeting	Discuss objectives, scope, and logistics with key personnel at the facility.
2. Facility Walkthrough	Conduct a visual inspection of all major systems (HVAC, lighting, machinery).
3. Equipment Inventory	Document specifications and operational status of energy-consuming equipment.
4. Field Measurements	Use instruments to measure parameters like power consumption, temperature, etc.

5. Interviews with Staff	Gather insights from operators and maintenance personnel about system behavior.
6. Safety Assessment	Ensure compliance with health and safety protocols during site activities.

Data Collected During Site Investigation

The site investigation phase of an energy audit involves gathering detailed and specific data that builds on the findings of the desktop audit. This phase focuses on observing the actual conditions and performance of the facility. Key areas examined include the building envelope, where information on construction materials, insulation levels, and potential air leakage points is collected to assess thermal performance. HVAC systems are inspected to determine their capacities, energy efficiency ratings, control methods, and maintenance history, all of which affect energy consumption.

Lighting systems are also reviewed, including both interior and exterior fixtures, to understand the types of lighting used and whether control mechanisms such as timers or motion sensors are in place. Additionally, operational data such as equipment operating hours and energy load patterns during peak and off-peak periods is collected to evaluate usage trends. Auditors also perform field measurements to obtain real-time readings of electrical parameters (e.g., voltage, current, power factor), environmental conditions (e.g., temperature and humidity), and system pressures, especially in systems like compressed air.

This comprehensive and hands-on data collection allows auditors to accurately identify inefficiencies and areas for improvement, which may not be visible through documentation alone. The insights gained from this phase are essential for developing precise, practical, and effective energy-saving strategies.

The data collected during this phase is more detailed and specific than what is gathered during the desktop audit. This granular data helps auditors identify specific inefficiencies and areas for improvement.

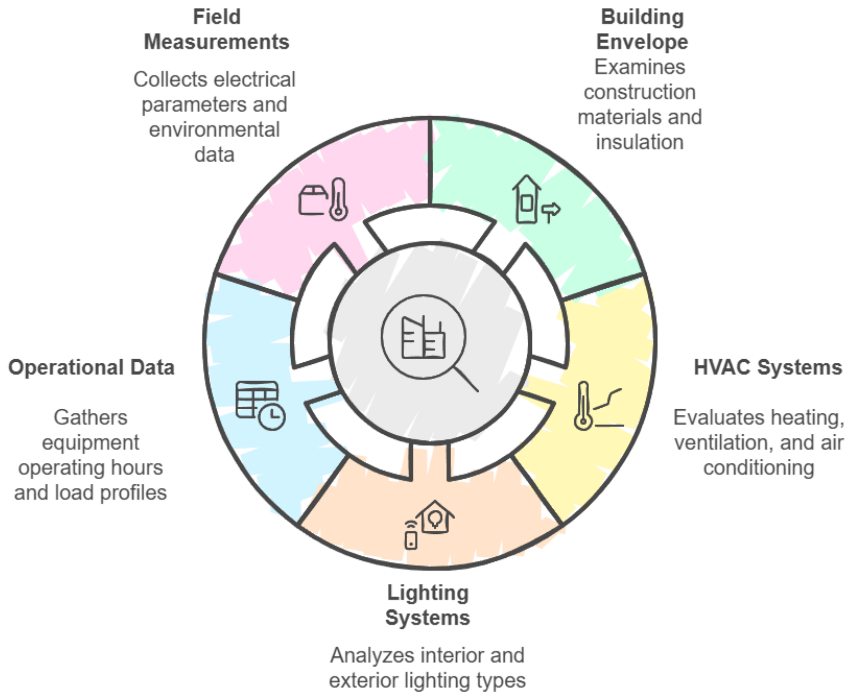

Figure 2.4: Data Collected During Site Investigation

Tools Used in Site Investigation

Energy auditors use various tools to collect accurate field data during site investigations:

1. **Portable Measuring Instruments**:

- Power meters for electrical measurements.
- Infrared thermometers for temperature analysis.
- Hygrometers for humidity levels.

2. **Data Loggers**:

- Devices to record energy usage over time for load profiling.

3. **Thermal Imaging Cameras**:

- Used to detect heat loss in building envelopes or overheating equipment.

4. **Safety Gear**:

- Personal protective equipment (PPE) for compliance with health and safety regulations.

During a site investigation, field measurements are collected to provide a clearer understanding of real-time energy performance. These measurements are often summarized in a table format to highlight key findings and assist in identifying areas that require corrective actions. For example, a sample table may include various systems or areas within the facility, the specific parameter measured, the value recorded, and any observations or issues noted. In one such table (table 2.1), the HVAC system shows a power consumption of 150 kW, indicating that its efficiency is lower than the rated performance. For lighting, measured lux levels of 300 reveal insufficient illumination in key work areas. In the compressed air system, a pressure reading of 90 psi is accompanied by the detection of leakage in the distribution lines, suggesting energy losses. Similarly, in the building envelope, a surface temperature of 25°C points to heat loss through uninsulated walls. This type of field data is essential for prioritizing maintenance and energy-saving measures, as it directly links performance issues with measurable outcomes observed during the audit.

Table 2.5: Sample Table: Field Data Measurement Results

System/Area	**Parameter Measured**	**Value Recorded**	**Observation/Issue Identified**
HVAC System	Power Consumption (kW)	150	Efficiency lower than rated performance
Lighting	Lux Levels	300	Insufficient lighting in work areas

Compressed Air System	Pressure (psi)	90	Leakage detected in distribution lines
Building Envelope	Surface Temperature (°C)	25	Heat loss observed through uninsulated walls

To ensure the effectiveness of the site investigation phase in an energy audit, auditors should adhere to several best practices. Preparation before the site visit is essential; this includes thoroughly reviewing the findings from the desktop audit to identify priority areas for inspection and coordinating with facility managers to schedule the visit at a time when key systems are in operation. This ensures that auditors can observe equipment under normal working conditions. Effective communication is also important during the walkthrough. Auditors should actively engage with facility operators and maintenance staff to gain insights into system performance, common issues, and operational routines. Using accessible and clear language when explaining measurement techniques or requesting information can enhance cooperation and understanding.

Safety compliance is a critical component of any site visit. Auditors must conduct risk assessments before entering potentially hazardous areas and ensure they wear the appropriate personal protective equipment (PPE). Adhering to the facility’s safety protocols is mandatory to avoid accidents and disruptions. Lastly, documentation during the visit should be systematic and thorough. Observations should be recorded using structured tools such as checklists or digital forms, and visual evidence such as photographs or videos that should be captured to support findings. By following these best practices, auditors can conduct a comprehensive and safe site investigation, leading to more accurate and actionable energy-saving recommendations.

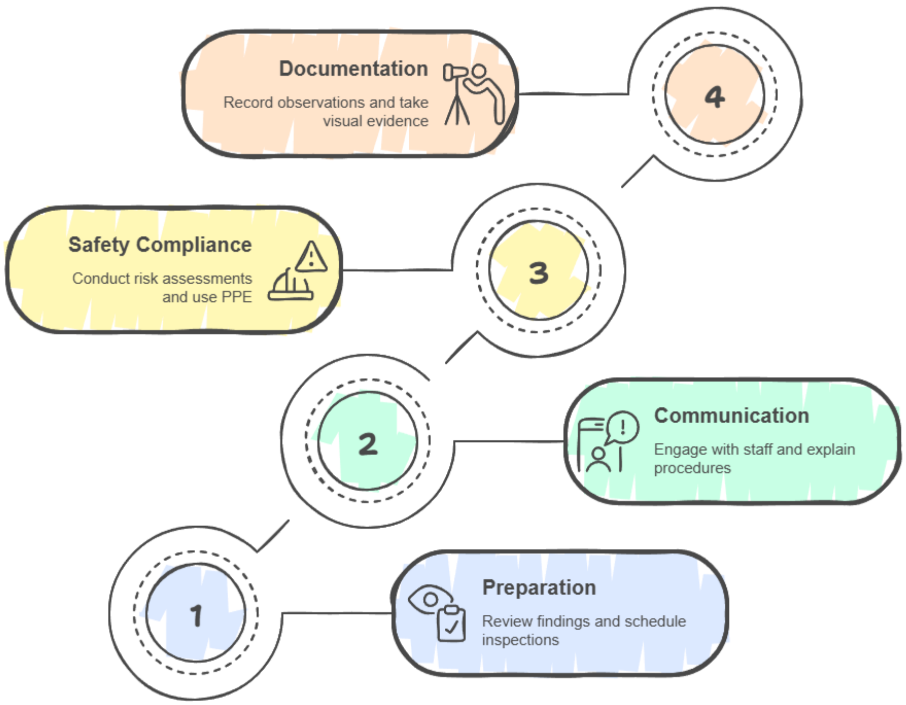

Figure 2.5: Best Practices for Site Investigation

Although site investigations are essential for gathering accurate, real-time data, they are not without challenges. One common issue is access restrictions, where certain areas of the facility may be difficult or unsafe to enter due to ongoing operations, security protocols, or hazardous conditions. This can limit the auditor's ability to conduct a full inspection of all relevant systems. Another challenge is operational variability, as energy consumption patterns may change based on production schedules, shift work, or seasonal demand.

As a result, the data collected during the site visit may not fully represent typical or peak conditions. Additionally, there may be measurement limitations, where identifying certain inefficiencies such as internal motor faults or thermal losses. This requires advanced diagnostic tools or instruments that are not available during the visit. These constraints can hinder the accuracy and completeness of the audit findings. To address these challenges, auditors must engage in careful planning, communicate effectively with facility staff, and remain flexible in their approach, adapting their methods as needed to gather the most meaningful data within the limitations of the site environment.

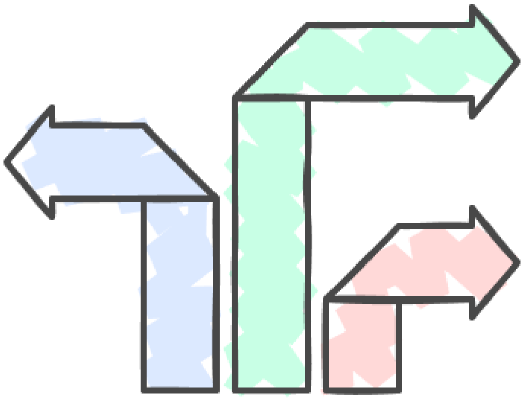

Figure 2.6. How to overcome challenges in site investigation

2.4 Data Collection: Field Data Measurement

Field data measurement is a critical component of the energy audit process as it provides precise quantitative data on energy consumption and system performance. Specialized instruments are used during this phase to measure parameters such as power usage (kW), voltage levels, temperature gradients, airflow rates, lighting intensity (lux), and equipment efficiency. Common tools include power quality analyzer, infrared thermometers, thermal imaging cameras, flow meters, and lux meters.

This step allows auditors to identify hidden inefficiencies that may not be apparent through visual inspection or desktop analysis alone. For instance, thermal imaging can reveal heat leaks in building envelopes or overheated electrical components indicating inefficiency or safety risks. Accurate field measurements form the basis for detailed calculations and simulations conducted during the data analysis phase.

Objectives of Field Data Measurement

This phase ensures that recommendations are based on precise and reliable data. The key objectives of field data measurement include:

1. Validation of Assumptions: Confirm findings from previous phases (desktop audit and site investigation) through direct measurement.
2. Real-Time Data Collection: Capture dynamic operational parameters that influence energy consumption.
3. Identification of Inefficiencies: Pinpoint areas where energy is wasted due to equipment performance issues or operational practices.
4. Baseline Creation: Establish accurate benchmarks for energy performance.
5. Support for Recommendations: Provide quantitative evidence to support proposed energy-saving measures.

Field data measurement involves collecting a diverse range of parameters, depending on the scope and objectives of the energy audit. These measurements are essential for understanding how various systems function under real operating conditions. Types of Measurements Conducted such as electrical measurements, thermal measurements, flow measurements, lighting measurements and environmental measurements. Table 2.2 show Field data measurement encompasses a wide range of parameters depending on the scope of the audit. These measurements provide insights into how systems operate under varying conditions and help identify opportunities for efficiency improvements.

Table 2.6. Field data measurement encompasses a wide range of parameters depending on the scope of the audit

Measurement Type	Parameters Measured
Electrical Measurements	Voltage, current, power factor, active/reactive power, harmonics
Thermal Measurements	Temperature (surface, air, water), heat flow
Flow Measurements	Gas flow rates, water flow rates, compressed air flow
Lighting Measurements	Light intensity (lux levels)
Environmental Measurements	Humidity, pressure, air leakage

Tools and Instruments Used

Energy auditors rely on a range of specialized tools to conduct field measurements with accuracy and reliability. These instruments are essential for capturing real-time data that reflects the actual operating conditions of equipment and systems within a facility. Common instruments include:

1. **Power Meters**:

▪ Measure electrical parameters such as voltage, current, power factor, and energy consumption.

▪ Useful for identifying areas of high energy usage.

2. **Energy Loggers**:

▪ Record energy consumption over time to analyze patterns during different operational periods.

3. **Thermal Imaging Cameras**:

▪ Detect heat loss through insulation gaps or inefficient equipment.

4. **Clamp Meters**:

▪ Measure electrical current without disconnecting wires.

5. **Gas and Water Flow Meters**:

- Monitor consumption rates and detect leaks in gas or water systems.

6. **Lux Meters**:

- Evaluate lighting efficiency by measuring light intensity in specific areas.

7. **Data Loggers**:

- Collect and store data on temperature, humidity, or pressure over extended periods.

These instruments ensure accurate data collection while minimizing disruptions to facility operations. By using these instruments, auditors can collect precise data that supports detailed analysis and provides evidence-based recommendations for energy-saving improvements

Field measurement results

These are a critical component of the energy audit process, providing accurate and objective data about how systems and equipment perform under actual operating conditions. These results are obtained using specialized instruments during the site investigation phase and help validate assumptions made in earlier stages such as the desktop audit. A sample table summarizing field measurement results offers a concise overview of key findings observed during an energy audit. This table typically includes the system or area assessed, the specific parameter measured, the value recorded, and any related observations or identified issues. For example, the HVAC system recorded a power consumption of 120 kW, indicating a performance below its rated efficiency. In the lighting system, lux levels of 250 suggest over-illumination, which could lead to unnecessary energy consumption. The compressed air system showed a pressure reading of 85 psi, with leakage detected in the distribution lines, pointing to energy losses. Similarly, the building envelope revealed a surface temperature of 28°C, highlighting heat loss through uninsulated walls. This structured approach to presenting field data not only enhances the clarity of the audit findings but also assists in prioritizing corrective actions based on observed inefficiencies, ultimately supporting more informed decision-making for energy improvements.

Table 2.7. an example table summarizing field data collected during an audit

System/Area	Parameter Measured	Value Recorded	Observation/Issue Identified
HVAC System	Power Consumption (kW)	120	Efficiency lower than rated performance
Lighting	Lux Levels	250	Over-lit areas leading to excessive energy use
Compressed Air System	Pressure (psi)	85	Leakage detected in distribution lines
Building Envelope	Surface Temperature (°C)	28	Heat loss observed through uninsulated walls

The process of field data measurement in an energy audit is carefully structured to ensure precision, reliability, and safety. It begins with the preparation phase, where auditors review the findings from previous stages such as the desktop audit and site investigation. This preparation phase determines which systems require detailed analysis. At this stage, appropriate instruments are selected based on the parameters to be measured, and all safety protocols are reviewed to ensure secure working conditions. During measurement execution, auditors use portable instruments to collect data directly from equipment in its operational setting. This may include both spot measurements for capturing instantaneous values and time-based recordings to observe variations over a period. Following this, the data validation phase involves comparing the measured values with design specifications, equipment ratings, or historical performance records to detect anomalies or inefficiencies.

Finally, thorough documentation is essential, with all measurements systematically recorded using structured tables or digital tools. Where necessary, visual evidence such as photographs or videos is captured to support the findings. This structured process not only enhances the accuracy of the audit but also ensures that recommendations are grounded in reliable, real-world data.

To ensure effective and reliable data collection during the field measurement phase of an energy audit, auditors should follow a set of established best practices. One of the most critical practices is maintaining instrument calibration. Measurement tools must be regularly calibrated according to manufacturer guidelines to ensure the accuracy and validity of the data collected. Safety compliance is equally important, especially when working in environments with high-voltage equipment or other potential hazards. Auditors must adhere strictly to all safety protocols and use appropriate personal protective equipment (PPE) to mitigate risks. In addition, detailed documentation is essential; all measurements should be recorded systematically, with clear timestamps and contextual notes that provide background on the operating conditions at the time of measurement.

Finally, collaboration with facility staff enhances the quality of the data collected. By engaging with operators and maintenance personnel, auditors can gain valuable insights into the typical behaviours of equipment and any known issues, contributing to a more comprehensive and accurate assessment. Collectively, these best practices help ensure that field data measurement efforts produce reliable results that support well-informed energy-saving recommendations.

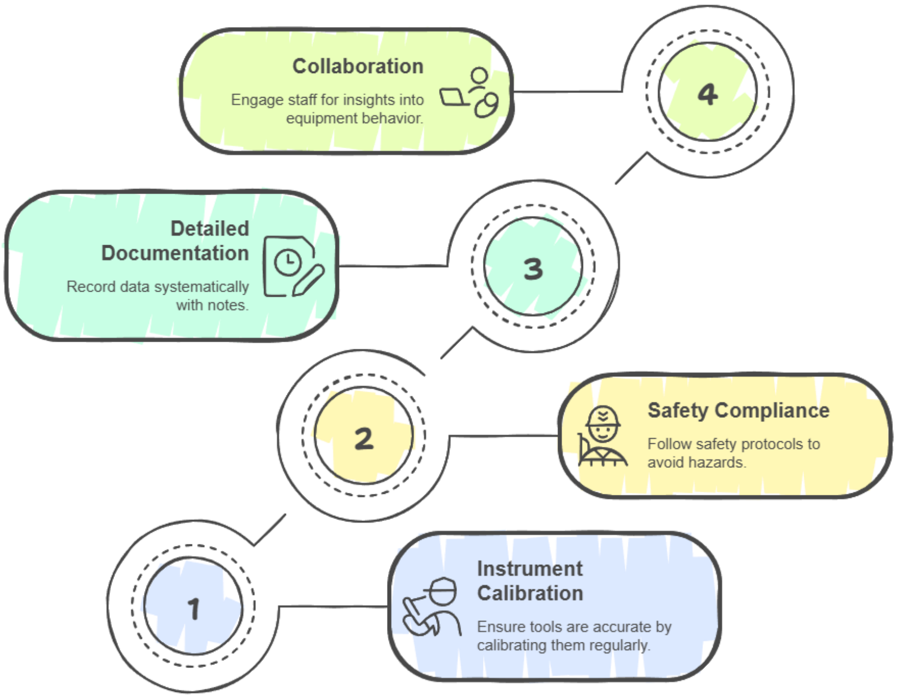

Figure 2.7. Best Practices for Field Data Measurement

While field data measurement is a critical component of the energy audit process, it is not without its challenges. Access restrictions are a common obstacle, as certain equipment or systems may be difficult to access due to safety concerns, operational constraints, or physical barriers within the facility. This can limit the scope of measurements that can be taken during the site investigation. Additionally, measurement variability presents another challenge, as parameters such as temperature and pressure can fluctuate due to external conditions like weather, time of day, or changes in equipment load. These fluctuations may complicate the interpretation of results and require careful consideration of when and how measurements are taken.

Furthermore, instrument limitations can restrict the depth of analysis. Some advanced diagnostic techniques, such as identifying subtle energy losses or diagnosing system inefficiencies, may require specialized tools that are unavailable during the audit. As a result, auditors must be adaptable, carefully plan their measurements, and employ strategies to mitigate these challenges, ensuring that the data collected is as accurate and comprehensive as possible.

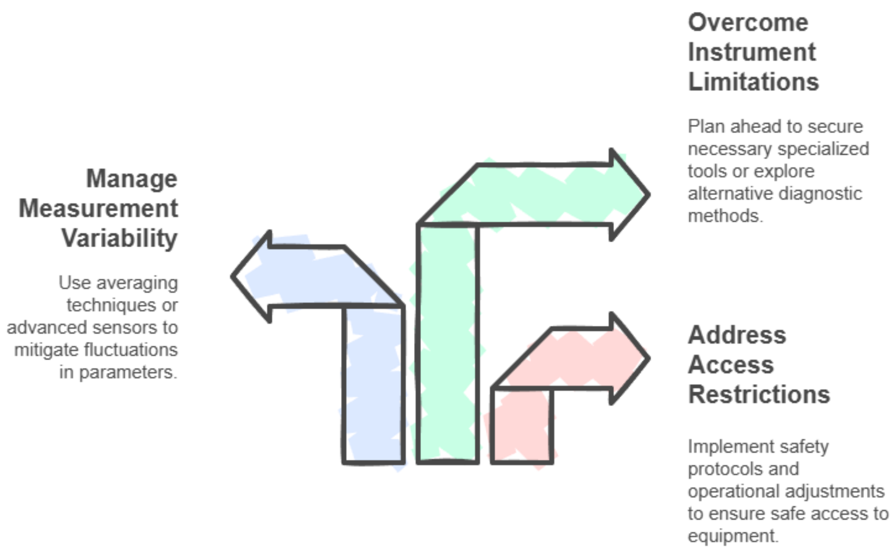

Figure 2.8. How to overcome challenges in field data measurement

2.5 Energy Accounting and Data Analysis

Data analysis is the most critical and complex phase of the energy audit process. During this stage, auditors evaluate the collected data from previous phases from desktop audits, site investigations, and field measurements. To identify inefficiencies, quantify energy consumption patterns, and propose actionable energy-saving solutions. The analysis involves technical evaluations, cost assessments, and benchmarking to ensure recommendations are both feasible and impactful. Effective data analysis provides the foundation for informed decision-making, enabling organizations to implement measures that optimize energy use and reduce costs.

This phase, where all collected information is compiled and evaluated to develop actionable recommendations. Auditors analyse field measurements alongside historical data to identify trends, calculate energy savings potential, and evaluate system performance against benchmarks or standards (e.g., ISO 50001). Advanced tools such as energy modelling software may be used to simulate different scenarios and quantify the impact of proposed Energy Conservation Measures (ECMs).

During this phase, auditors prioritize ECMs based on factors such as cost-effectiveness, implementation feasibility, and environmental impact. Financial metrics like payback period, return on investment (ROI), and life-cycle cost analysis are calculated to help decision-makers evaluate the economic viability of each recommendation. The findings are summarized in a comprehensive audit report that includes detailed descriptions of ECMs along with implementation roadmaps.

Objectives of Data Analysis

The primary objectives of the data analysis phase include:

1. Understanding Energy Usage: Analyze energy flows within the facility to identify major energy-consuming systems and pinpoint inefficiencies.
2. Benchmarking: Compare the facility's energy performance against industry standards or similar facilities to identify discrepancies.
3. Quantifying Savings Potential: Calculate potential energy savings from proposed efficiency measures.
4. Cost Analysis: Assess financial implications, including implementation costs, payback periods, and return on investment (ROI).
5. Prioritizing Recommendations: Develop a hierarchy of actionable measures based on technical feasibility and cost-effectiveness.

The data analysis phase of an energy audit involves several structured activities aimed at providing a comprehensive evaluation of energy use within a facility. Energy flow mapping is the first activity, which involves visualizing how energy is consumed across various systems and processes. This provides auditors with a clear understanding of energy distribution and areas where inefficiencies may exist. Energy usage profiling follows, where historical consumption patterns that broken down by daily, monthly and seasonal data. The data are analyzed to identify trends, spikes, or anomalies that could indicate potential issues.

The next step, technical analysis, involves evaluating system performance using tools like spreadsheets or specialized software to calculate energy balances, identifying discrepancies between expected and actual energy use. Cost analysis is then conducted to assess current energy expenses, the costs associated with implementing energy efficiency measures, and the potential savings that could be realized over time. Benchmarking compares the facility's performance metrics, such as kWh/m² or kWh per unit of production, against industry standards or similar facilities to gauge relative efficiency.

Lastly, simulation and modeling use advanced software tools to simulate the potential impacts of proposed energy-saving measures, allowing auditors to predict changes in energy consumption and costs. Together, these activities provide a holistic evaluation of both the technical and economic implications of energy efficiency improvements, supporting the development of actionable and cost-effective recommendations.

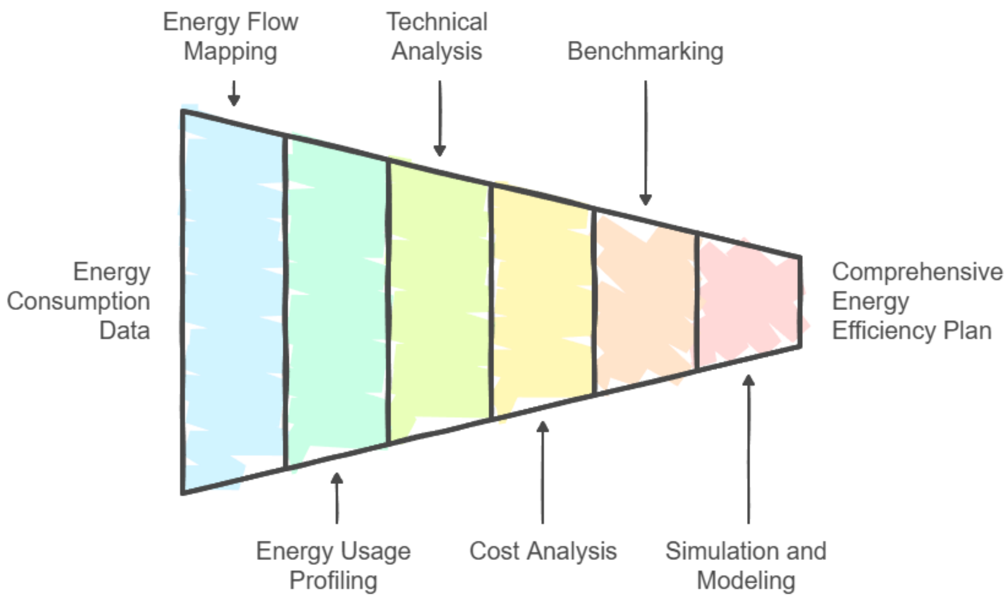

Figure 2.9. Energy Audit Data Analysis Funnel

Methodologies for Data Analysis

Auditors use various methodologies depending on the complexity of the facility and the nature of the systems being assessed:

1. **Energy Balance Calculations**:

- Determine input/output parameters for each system (e.g., HVAC or lighting) to identify inefficiencies.
- Use spreadsheets for simple calculations or software for detailed modeling.

2. **Regression Analysis**:

- Analyze correlations between energy consumption and external factors like weather or production intensity.
- Identify baseloads and operational control issues affecting consumption.

3. **Benchmarking**:

- Compare energy use per square meter or per unit produced against similar facilities.
- Highlight areas were performance deviates from industry norms.

4. **Life Cycle Cost Analysis (LCCA)**:

- Evaluate total costs over the lifespan of proposed measures, including installation, maintenance, and operational savings.

5. **Payback Period Calculations**:

- Determine how long it will take for investments in efficiency measures to generate savings equal to their cost.

Tools Used for Data Analysis

Energy auditors utilize a combination of manual techniques and specialized software tools to analyze energy data accurately and effectively. Spreadsheet tools, such as Microsoft Excel, are commonly used for organizing raw data, performing basic calculations, and developing energy consumption profiles. These tools allow auditors to create custom formulas and visualizations that aid in interpreting usage patterns and identifying anomalies.

For more advanced analysis, energy modeling software is employed to simulate building performance and estimate the impact of proposed energy-saving measures. Programs like EnergyPlus, eQUEST, or RETScreen can model complex systems and predict energy and cost outcomes under different scenarios. Additionally, statistical tools are used to conduct trend analysis, correlation studies, and regression analysis, helping auditors identify underlying factors affecting energy consumption.

Finally, benchmarking platforms, such as ENERGY STAR Portfolio Manager, enable auditors to compare a facility's energy performance against industry standards or similar buildings. These tools collectively support a thorough and data-driven evaluation, guiding auditors in making accurate and actionable energy efficiency recommendations. To ensure accurate and meaningful results during the data analysis phase, energy auditors should apply several best practices. First, maintaining organized documentation is essential—this includes keeping detailed records of all calculations, assumptions, and data sources used during the analysis. This practice not only supports transparency but also allows for easier review and updates. Second, collaboration with facility staff is important. Operators and maintenance personnel can help verify the findings and offer practical insights into how equipment and systems are used. Third, the use of visual aids such as graphs, charts, and diagrams can greatly enhance the clarity of reports by making complex data easier to understand for both technical and non-technical audiences. Lastly, scenario modeling allows auditors to simulate different energy-saving measures and evaluate how they would perform under various operating conditions. By following these practices, auditors can provide well-informed, clear, and actionable recommendations for improving energy efficiency.

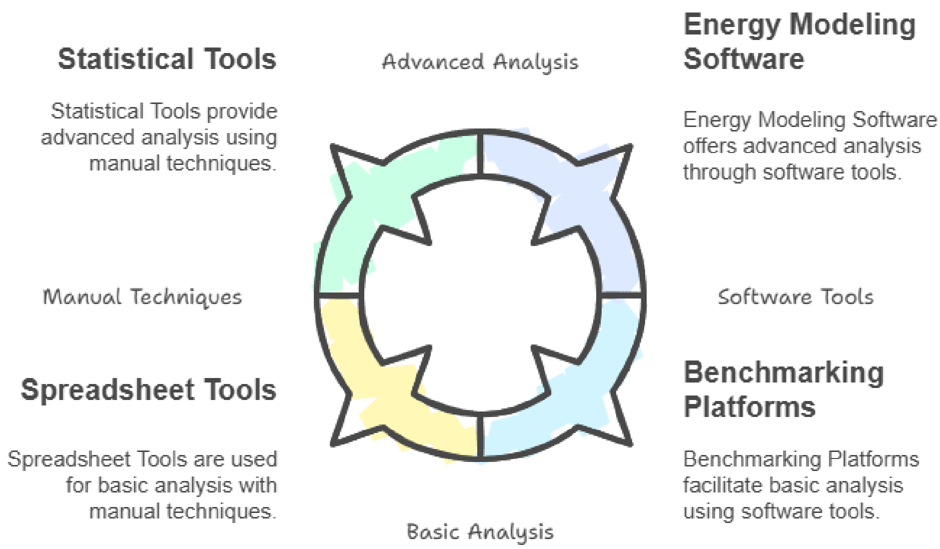

Figure 2.10. Energy Audit Tools Categorization

The data analysis phase can be challenging due to several common issues. One major challenge is incomplete data sets, where missing or inaccurate information can limit the depth and reliability of the analysis. Without full data, it becomes difficult to draw accurate conclusions or make strong recommendations. Another challenge is dealing with complex systems. Many facilities have interconnected systems, such as HVAC, lighting, and machinery which is that influence each other. These systems may require more advanced analysis methods or modeling tools to fully understand how they interact. Additionally, external factors such as weather changes or shifts in production schedules can affect energy use, making it harder to find consistent patterns. To overcome these challenges, auditors must ensure careful and complete data collection during the earlier audit phases and apply reliable and appropriate analytical methods to support their findings.

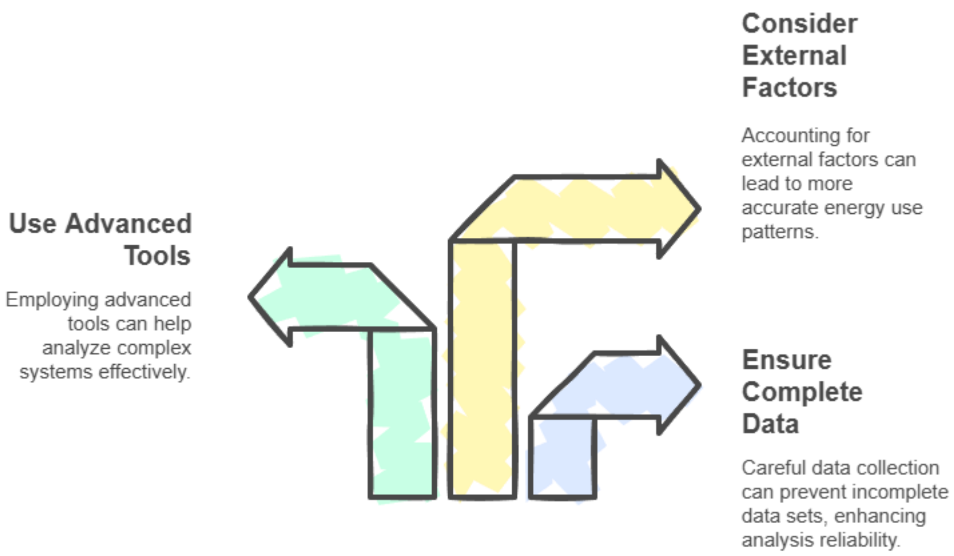

Figure 2.11. How to overcome challenges in data analysis

3 ENERGY AUDIT EQUIPMENT

1

CHAPTER 3

ENERGY AUDIT EQUIPMENT

Energy audits rely on various tools and instruments to gather data, identify inefficiencies, and recommend improvements. Accurate measurements are essential for understanding system performance and supporting decision-making. These tools can be grouped based on the elements they measure, forming key clusters: **electrical**, **thermal**, **flow**, **lighting**, and **environmental** measurements. This chapter presents an organized overview of energy audit equipment by measurement cluster, along with supporting tables, illustrations, and sample graphs.

3.1 Electrical Measurement Equipment

Electrical measurements form the foundation of most energy audits. They help assess energy consumption, detect power quality issues, and evaluate load distribution.

Common Electrical Parameters:

- Voltage (V)
- Current (A)
- Power factor (PF)
- Active and reactive power (kW, kVAR)
- Energy consumption (kWh)

Table 3.1: Electrical Measurement Instruments

Instrument	Description	Application
Power Analyzer	Measures voltage, current, power factor, harmonics	Load profiling and power quality assessment
Clamp Meter	Measures current without circuit interruption	Portable and quick current measurement
Energy Logger	Records consumption over time	Identifies usage patterns and peak loads

3.1.1 Power Analyzer

A power analyzer is a critical tool used in energy audits to measure and analyze various electrical parameters within an electrical system. These instruments provide detailed insights into power consumption, efficiency, and quality of electrical supply. Power analyzers are capable of measuring voltage, current, frequency, power factor, active and reactive power, and harmonic distortion, among others.

Functions and Features:

- Measures single-phase and three-phase systems
- Records data over time for trend analysis
- Identifies power quality issues such as voltage sags, surges, and transients
- Assists in diagnosing inefficient equipment or improper load distribution

These devices are portable and typically come with software for visualizing recorded data. They are indispensable for conducting load profiling, evaluating peak demand periods, and verifying the accuracy of utility bills.

Applications:

- Electrical system diagnostics
- Industrial equipment energy analysis
- Verifying the effectiveness of energy-saving initiatives
- Monitoring energy use in commercial buildings

Advantages:

- High accuracy
- Ability to log data continuously
- Essential for uncovering hidden electrical inefficiencies

Figure 3.1: Power Analyzer

3.1.2 Clamp Meter

A clamp meter is a handheld device used to measure current in a conductor without the need to disconnect or make direct contact with the circuit. It works on the principle of magnetic induction, allowing current to be measured safely and conveniently by simply clamping the jaws around a live conductor. Most modern clamp meters also measure voltage, resistance, continuity, and frequency, making them versatile tools for energy audits.

Functions and Features:

- Non-intrusive measurement of AC/DC current
- Can measure currents ranging from milliamps to thousands of amps
- Some models include True RMS capability for accurate readings of non-sinusoidal waveforms
- Backlit display and data hold features for working in dark or tight spaces

Applications:

- Spot-checking equipment loads in energy audits
- Identifying overloaded circuits or unbalanced loads
- Verifying current draw of HVAC equipment, motors, or lighting panels
- Ensuring electrical safety during measurements

Advantages:

- Safe and fast current measurement
- Portable and user-friendly
- Useful for both troubleshooting and routine energy monitoring

Figure 3.2: Clamp Meter

3.1.3 Energy Logger

An energy logger is a data-logging device used to monitor and record energy consumption over time. Unlike spot-check instruments, energy loggers are designed for long-term deployment, capturing detailed usage patterns, peak demand times, and energy anomalies. These insights are especially useful in energy audits where understanding load profiles and time-based energy trends is essential for identifying cost-saving opportunities.

Functions and Features:

- Records real-time data for voltage, current, power factor, and energy consumption (kWh)
- Stores data over days, weeks, or even months for later analysis
- Often includes PC software for downloading, analyzing, and visualizing energy usage patterns
- Can monitor multiple circuits simultaneously (in three-phase systems)

Applications:

- Establishing baseline energy usage in facilities
- Identifying peak demand periods and load imbalances
- Evaluating before-and-after impacts of energy-saving measures
- Monitoring energy-intensive equipment like chillers, pumps, or servers

Advantages:

- Provides a time-stamped historical record of energy usage
- Ideal for diagnosing intermittent inefficiencies
- Valuable for verifying utility bills and demand charges

Figure 3.3: Energy Logger

3.2 Thermal Measurement Equipment

Thermal inefficiencies such as heat loss or overheating components can significantly affect energy use. Thermal measurement tools help identify these issues.

Table 3.2: Thermal Measurement Instruments

Instrument	Description	Application
Infrared Thermometer	Measures surface temperature	Spot checking HVAC or electrical components
Thermal Imaging Camera	Detects temperature variations visually	Locates insulation defects or overheating motors

3.2.1 Infrared Thermometer

An infrared thermometer (IR thermometer) is a non-contact device that measures surface temperature using infrared radiation emitted by an object. This tool is commonly used in energy audits to detect overheating components, thermal losses, or insulation problems in electrical and mechanical systems. Its portability and ease of use make it an ideal instrument for quick inspections during walk-through audits.

Functions and Features:

- Measures surface temperature from a distance
- Laser pointer for accurate targeting
- Wide temperature range (typically -50°C to 650°C or higher)
- Fast response time with digital readout

Applications:

- Checking surface temperatures of motors, breakers, and transformers
- Detecting heat loss through doors, windows, and uninsulated walls
- Verifying proper operation of HVAC components like air diffusers or radiators
- Assessing thermal behaviour of lighting fixtures and electronic components

Advantages:

- Safe, non-contact temperature measurement
- Quick and easy to use
- Invaluable for identifying hotspots and overheating hazards

Figure 3.4: Infrared Thermometer

3.2.2 Thermal Imaging Camera

A thermal imaging camera—also known as an infrared camera—captures temperature differences across surfaces and presents them as color-coded images (thermograms). Unlike an infrared thermometer that gives a single-point reading, a thermal camera provides a visual heat map, allowing auditors to identify heat losses, insulation gaps, moisture intrusion, or electrical hotspots across large areas instantly.

Functions and Features:

- Detects infrared radiation and converts it into visual images
- Provides real-time thermographic feedback
- Adjustable temperature scale and color palettes
- Capable of capturing still images and video with temperature overlays

Applications:

- Identifying uninsulated sections of walls, ceilings, or ducts
- Detecting loose or overloaded electrical connections
- Locating air leaks or drafts in windows and door frames
- Inspecting heating and cooling systems for uneven performance
- Monitoring energy loss through building envelopes

Advantages:

- Offers full-area temperature mapping for large surfaces
- Excellent for both preventive maintenance and energy diagnostics
- Captures photo documentation for audit reports

Figure 3.5: Thermal Imaging

3.3 Flow Measurement Equipment

Flow measurement is crucial in audits involving fluids and gases such as compressed air, steam, or water. These systems often hide major losses or inefficiencies.

Table 3.3: Flow Measurement Instruments

Instrument	Description	Application
Ultrasonic Flow Meter	Non-intrusive measurement of flow rates	HVAC chilled water and process systems
Gas Flow Meter	Measures flow in gas pipelines	Boiler and burner systems

3.3.1 Ultrasonic Flow Meter

An ultrasonic flow meter is a non-intrusive device used to measure the flow rate of liquids—such as water, chilled water, or other fluids—within closed piping systems. It operates by transmitting and receiving ultrasonic signals across the flow stream, calculating flow based on the time difference between upstream and downstream signals. This tool is widely used in energy audits involving HVAC systems, industrial processes, or any system that consumes significant amounts of water or fluid.

Functions and Features:

- Measures velocity and volumetric flow rate without pipe penetration
- Clamp-on sensors for easy installation and removal
- Compatible with a wide range of pipe sizes and materials
- Some models feature data logging and real-time monitoring

Applications:

- Assessing chilled water flow in HVAC systems
- Measuring flow in water-cooled production equipment
- Verifying performance of heat exchangers or cooling towers
- Diagnosing leaks or underperforming circulation loops

Advantages:

- Non-invasive and does not disrupt operations
- Suitable for temporary or permanent monitoring
- High accuracy and reliability for both clean and slightly contaminated fluids

Figure 3.6: Ultrasonic Flow Meter

3.4 Lighting Measurement Equipment

Lighting audits ensure optimal illumination without excessive consumption. Over-illumination wastes energy and can reduce comfort.

Table 3.4: Lighting Measurement Instruments

Instrument	Description	Application
Lux Meter	Measures light intensity in lux	Verifies compliance with lighting standards

3.4.1 Lux Meter

A lux meter is a precision instrument used to measure illuminance—the amount of light falling on a surface—expressed in lux (lumens per square meter). It is a fundamental tool in lighting audits, enabling professionals to assess lighting levels for compliance with standards, energy efficiency, and occupant comfort.

Functions and Features:

- Photodiode Sensor: Utilizes a photodiode to detect light intensity, converting it into an electrical signal proportional to the illuminance.
- Digital Display: Provides real-time readings of light levels, often with features like data hold, max/min recording, and backlit screens for ease of use.
- Measurement Range: Capable of measuring a wide range of illuminance levels, from low-light environments to brightly lit areas, ensuring versatility across applications.
- Portability: Compact and lightweight design allows for easy transport and use in various locations during audits.

Applications:

- Workplace Assessments: Evaluating lighting conditions in offices, classrooms, and industrial settings to ensure they meet occupational health and safety standards.
- Energy Audits: Identifying areas with excessive or insufficient lighting to recommend energy-saving measures and improve lighting efficiency.
- Lighting Design Verification: Confirming that installed lighting systems deliver the intended illuminance levels as per design specifications.
- Compliance Checks: Ensuring that lighting levels adhere to local regulations and industry standards for specific environments.

Advantages:

- Non-Invasive Measurement: Allows for the assessment of lighting conditions without altering or disrupting existing systems.
- Immediate Feedback: Provides instant readings, facilitating on-the-spot decisions during audits and assessments.
- Enhanced Accuracy: Modern lux meters offer high precision, enabling detailed analysis of lighting performance.
- Cost-Effective: Offers an affordable solution for regular monitoring and evaluation of lighting systems.

Figure 3.7: Lux Meter

3.5 Environmental Measurement Equipment

Environmental conditions like humidity and air pressure influence HVAC efficiency and occupant comfort.

Table 3.5: Environmental Measurement Instruments

Instrument	Description	Application
Hygrometer	Measures air humidity	HVAC and indoor air quality
Manometer	Measures air/gas pressure	Duct pressure balancing
Air Leakage Tester	Detects envelope leaks	Building insulation audits

3.5.1 Hygrometer

A hygrometer is an instrument used to measure the moisture content or the humidity of the air. In the context of energy audits and environmental monitoring, hygrometers are essential for assessing indoor air quality, optimizing HVAC system performance, and preventing issues related to excessive or insufficient humidity levels.

Functions and Features:

- Humidity Measurement: Accurately measures relative humidity (RH) levels, typically expressed as a percentage.
- Temperature Integration: Many hygrometers also measure ambient temperature, providing a comprehensive view of environmental conditions.
- Data Logging: Advanced models offer data logging capabilities, allowing for continuous monitoring and historical data analysis.
- Digital Display: Features clear digital readouts for easy interpretation of humidity and temperature readings.
- Sensor Types: Utilizes various sensor technologies, including capacitive, resistive, and thermal sensors, each with specific advantages in terms of accuracy and response time.

Applications

- HVAC System Optimization: Ensures that heating, ventilation, and air conditioning systems maintain appropriate humidity levels for comfort and energy efficiency.
- Indoor Air Quality Assessment: Monitors humidity to prevent conditions conducive to mold growth and to maintain occupant health and comfort.
- Industrial Processes: Controls humidity-sensitive manufacturing processes, such as in pharmaceuticals, textiles, and electronics.
- Energy Audits: Identifies areas where humidity control can lead to energy savings, such as reducing the load on dehumidification systems.
- Preventive Maintenance: Detects humidity levels that could lead to corrosion or degradation of equipment, enabling timely maintenance actions.

Advantages

- Non-Invasive Monitoring: Provides real-time data without disrupting operations.
- Enhanced Comfort and Health: Helps maintain humidity levels within recommended ranges, improving occupant well-being.
- Energy Efficiency: Supports the optimization of HVAC systems, leading to potential energy and cost savings.
- Versatility: Applicable across various sectors, including commercial buildings, industrial facilities, and residential environments.

Figure 3.8: Hygrometer

3.5.2 Manometer

A manometer is a precision instrument used to measure pressure, particularly the pressure of gases or liquids within a system. In energy audits and HVAC (Heating, Ventilation, and Air Conditioning) applications, manometers are essential for assessing system pressures, ensuring optimal performance, and identifying potential issues related to airflow and pressure imbalances.

Functions and Features

- Pressure Measurement: Manometers measure various types of pressure, including gauge pressure, differential pressure, and absolute pressure.
- Types of Manometers:
  a) *Analog Manometers*: Traditional devices, such as U-tube manometers, use a column of liquid to indicate pressure differences.
  b) *Digital Manometers*: Modern devices equipped with electronic sensors and digital displays, offering enhanced accuracy and ease of use.
- Measurement Units: Capable of displaying readings in various units, such as inches of water column (inWC), pascals (Pa), or kilopascals (kPa).
- Portability: Compact and lightweight designs allow for easy transport and use in different locations during audits.

Applications

- HVAC System Diagnostics: Assessing air pressure in ducts, filters, and across HVAC components to ensure proper airflow and system balance.
- Blower Door Testing: Measuring building envelope tightness by evaluating pressure differences induced by blower door fans.
- Clean Room Monitoring: Ensuring that clean rooms maintain the required pressure differentials to prevent contamination.
- Gas Pressure Measurement: Verifying gas line pressures in residential, commercial, and industrial settings for safety and compliance.

Advantages

- High Accuracy: Provides precise pressure measurements critical for system diagnostics and performance verification.
- Versatility: Suitable for a wide range of applications, from HVAC systems to laboratory environments.
- Non-Invasive Testing: Allows for pressure assessments without the need for system disassembly or interruption.
- Data Logging: Advanced digital models offer data storage and logging capabilities for trend analysis and reporting.

Figure 3.9: Manometer

3.5.3 Air Leakage Tester

An air leakage tester is an essential instrument in building energy audits, designed to evaluate the integrity of a building's envelope by measuring the extent of air infiltration and exfiltration. This non-invasive device is critical for identifying areas where unintentional air leakage may lead to significant energy losses, discomfort, and moisture issues.

Functions and Features

- Pressure Differential Measurement: The air leakage tester measures the differences in air pressure between the interior and exterior of a building, which helps in quantifying the rate of air exchange.
- Blower Door Integration: Often used in conjunction with a blower door system, this device creates a controlled pressure environment to accurately gauge air leakage. The blower door induces a pressure difference that simulates wind effects on the building envelope.
- Real-Time Data Display: Digital models provide immediate feedback on air leakage levels, displaying readings that are crucial for decision-making during audits.
- Data Logging Capabilities: Advanced testers offer data logging features, allowing for comprehensive documentation of leakage rates over time, which can be analyzed to identify trends or the impact of remedial measures.
- Ease of Use: Designed for field applications, these testers are portable and relatively easy to set up, enabling efficient and repeatable tests across different building zones.

Applications

- Building Envelope Evaluation: Assess the overall airtightness of a structure to identify potential areas of energy loss and drafts.
- Energy Efficiency Audits: Quantify air leakage to support recommendations for energy conservation measures, such as sealing gaps and improving insulation.

- Compliance Verification: Confirm that a building meets local energy codes and standards that require specific air leakage thresholds.
- Retrofit Analysis: Determine the effectiveness of weatherization improvements or renovations aimed at reducing air leakage.
- Indoor Air Quality Assessments: Evaluate how air leakage impacts indoor air quality, potentially affecting ventilation and overall comfort.

Advantages

- Improved Energy Efficiency: By identifying and addressing air leaks, building owners can significantly reduce energy consumption and lower heating and cooling costs.
- Enhanced Comfort and Safety: Reducing uncontrolled air flow minimizes drafts and the intrusion of outdoor pollutants, contributing to better indoor environmental quality.
- Non-Invasive Testing: Air leakage testers perform measurements without major modifications to the building structure, ensuring that the audit can be conducted without disruption.
- Actionable Data: The quantitative measurements provided enable building managers and engineers to pinpoint exact areas of leakage and prioritize remedial measures.
- Regulatory Compliance Support: Helps in documenting compliance with building performance standards and codes, which is often required for certification programs such as LEED or Energy Star.

Figure 3.10: Air Leakage Tester

Conclusion

Accurate and targeted measurement is the cornerstone of a successful energy audit. By clustering tools according to the measured elements, auditors can efficiently identify system inefficiencies, propose energy conservation measures (ECMs), and support informed decision-making. Each instrument serves a specific purpose, and together they enable a comprehensive and data-driven energy management strategy.

4 ENERGY CONSERVATION MEASURES (ECM)

1

CHAPTER 4

ENERGY CONSERVATION MEASURES (ECM)

Energy Conservation Measures (ECMs) are strategic actions or upgrades implemented in buildings, industrial systems, or infrastructure with the goal of reducing energy consumption without compromising operational performance while maintaining the user's comfort level. These measures are typically identified during an energy audit and are critical for improving energy efficiency, reducing utility costs, and minimizing environmental impact. ECMs are fundamentally about optimising energy use. They address inefficiencies in a variety of systems, including production equipment, lighting, HVAC, and ventilation, and they offer workable solutions to either use less energy or use it more efficiently. ECMs can range from simple behavioral adjustments to significant capital investments in new technologies.

ECMs are usually divided into two main categories:

1. **Low-Cost or No-Cost ECMs**: These are measures that require minimal investment but can still yield noticeable savings. Examples include turning off lights and equipment when not in use, adjusting thermostat settings, sealing air leaks, and performing regular maintenance on machinery. Often, these measures involve operational changes or staff training and can be implemented quickly.

2. **Capital-Intensive ECMs**: These measures involve significant financial investment but generally offer greater long-term savings and benefits. They include upgrading to energy-efficient lighting systems (such as LED), installing advanced HVAC systems with energy recovery, replacing outdated motors with high-efficiency models, and integrating renewable energy sources like solar panels. Though the initial costs are higher, these ECMs promise better payback periods and long-lasting benefits.

When evaluating ECMs, energy auditors consider several factors, including:

- Energy savings potential: How much energy can be conserved annually?
- Cost savings: What are the estimated financial savings over time?
- Payback period: How long will it take for the investment to pay for itself?
- Feasibility: Are there any technical or operational barriers to implementation?
- Environmental impact: How much will emissions or resource use be reduced?

Apart from their financial advantages, ECMs help more general sustainability targets to be accomplished. They help to lower greenhouse gas emissions, cut dependency on non-renewable resources, and increase institutional or corporate environmental responsibility. ECMs are assessed using a cost-benefit analysis that considers installation costs, operational savings, and energy-saving potential. Once chosen, ECMs are ranked according to return on investment and feasibility. Nevertheless, Table 4.1 is the type of ECM that is often recommended after the energy audit process is implemented.

Table 4.1: Common Energy Conservation Measure

Types of ECM	**ECM Opportunities**
Main Incoming Electrical Supply	- Optimizing electrical tariff - Power factor correction
Air Conditioning System	- Optimization of chiller system - Optimizing Air Handling Unit (AHU) and Fan Coil Unit (FCU)
Lighting System	- LED retrofitting - Installation of lighting controls
Other Electrical Equipment	- High-Efficiency Office Equipment - High-efficiency motors

4.1 ECM for Main Incoming Electrical Supply

The main incoming electrical supply represents the point where electricity from the utility grid enters a facility. It is a critical area for implementing Energy Conservation Measures (ECMs), as this is where the monitoring, distribution, and overall control of electrical energy begins. Optimizing this section of the electrical system not only improves energy efficiency but also enhances power quality, reduces losses, and improves system reliability. This chapter explores key ECMs associated with the main incoming electrical supply and explains how they contribute to energy and cost savings.

4.1.1 Optimizing Electrical Tariff

The objective of these stages is to review the present tariff and trends of energy consumption as well as to evaluate the possibility of switching the current electricity tariff to an alternative tariff that offers a cheaper overall tariff and for best energy utilisation consistent with the operations of the facility. Like example, in Malaysia, electricity contributes a significant portion of operational expenses for commercial buildings. Optimizing these costs is crucial for enhancing profitability and sustainability. Tenaga Nasional Berhad (TNB) offers various tariff categories tailored to different consumer needs. By understanding and strategically selecting the appropriate tariff category, commercial building operators can achieve substantial energy cost savings. TNB provides several tariff options for commercial consumers, each designed to cater to specific operational profiles:

- Tariff B (Low Voltage Commercial Tariff): Applicable to commercial entities with low voltage requirements.
- Tariff C1 (Medium Voltage General Commercial Tariff): Suited for consumers with medium voltage needs and consistent energy usage patterns.

- Tariff C2 (Medium Voltage Peak/Off-Peak Commercial Tariff): Designed for consumers who can shift their energy usage to off-peak periods to benefit from lower rates.

Each tariff has its own structure, including different rates for energy consumption and demand charges. For instance, Tariff C2 offers lower rates during off-peak hours, incentivizing consumers to adjust their usage patterns accordingly.

Table 4.2: Tenaga Nasional Berhad (TNB) tariff for Commercial Building

TARIFF CATEGORY	CURRENT RATES
TARIFF B - LOW VOLTAGE COMMERCIAL TARIFF	
For the first 200 kWh (1 -200 kWh) per month	43.5 sen/kWh
For the next kWh (201 kWh onwards) per month	50.9 sen/kWh
The minimum monthly charge is RM7.20	
TARIFF C1 - MEDIUM VOLTAGE GENERAL COMMERCIAL TARIFF	
For each kilowatt of maximum demand per month	30.3 RM/kW
For all kWh	36.5 sen/kWh
The minimum monthly charge is RM600.00	
TARIFF C2 - MEDIUM VOLTAGE PEAK/OFF-PEAK COMMERCIAL TARIFF	
For each kilowatt of maximum demand per month during the peak period	45.1 RM/kW
For all kWh during the peak period	36.5 sen/kWh
For all kWh during the off-peak period	22.4 sen/kWh
The minimum monthly charge is RM600.00	
TARIFF C3 - HIGH VOLTAGE GENERAL COMMERCIAL	
For each kilowatt of maximum demand per month	29.2 RM/kW
For all kWh	34.5 sen/kWh
The minimum monthly charge is RM600.00	
TARIFF C4 - HIGH VOLTAGE PEAK/OFF PEAK COMMERCIAL	
For each kilowatt of maximum demand per month during the peak period	43.6 RM/kW
For all kWh during the peak period	34.5 sen/kWh
For all kWh during the off-peak period	20.7 sen/kWh
The minimum monthly charge is RM600.00	

4.1.2 Power factor correction

Power factor correction (PFC) is one of the most effective and commonly implemented energy conservation measures (ECMs) for the main incoming electrical supply. The power factor (PF) is a ratio that represents how effectively electrical power is being converted into useful work output. A power factor of 1.0 (or 100%) is ideal, meaning all the power supplied by the utility is being effectively used. In Malaysia, power factor correction (PFC) is not just a best practice—it's a regulatory and financial imperative for medium and large consumers of electricity. Tenaga Nasional Berhad (TNB), Malaysia’s largest electricity utility provider, imposes power factor penalty charges on commercial and industrial customers whose power factor falls below 0.85 (lagging). Under TNB's Electricity Tariff Schedule, if a customer’s average monthly power factor drops below 0.85 lagging:

- A penalty is charged at 1.5% of the monthly bill for every 0.01 below the threshold.
- For example, a power factor of 0.75 may result in a 15% surcharge on the energy bill.

Thus, power factor correction is not just an energy-saving strategy—it is a cost-avoidance necessity. As such, improving power factor has become one of the most immediate and financially impactful Energy Conservation Measures (ECMs) in Malaysian energy audits. Effective Power Factor Correction Strategies in Malaysia can be listed as below:

1. Installation of Static Capacitor Banks

Widely used in Malaysian factories and commercial buildings, static capacitor banks are a low-cost option installed at the main switchboard (MSB) or motor control canters. They are sized based on historical kVAR demands and are suited for steady-state operations like manufacturing lines.

2. Automatic Power Factor Correction (APFC) Panels

Given the variable load profiles in commercial buildings (e.g., shopping malls, office towers), APFC panels are highly recommended. These systems automatically adjust capacitor usage in real-time based on the load pattern.

3. Equipment-Level Capacitor Installation

In industrial zones like Shah Alam, Pasir Gudang, and Bayan Lepas, factories often install capacitors directly at the terminals of motors, compressors, or chillers. This localized correction helps reduce voltage drops and heat loss in long feeder cables.

4. Hybrid PFC with Harmonic Filters

Many facilities in Malaysia—particularly those with VFDs, data centres, and advanced HVAC systems—face harmonic distortion. In these cases, hybrid PFC systems with detuned reactors or active harmonic filters are needed to prevent resonance and protect sensitive equipment.

Malaysia's Sustainable Energy Development Authority (SEDA) and Malaysian Investment Development Authority (MIDA) encourage energy efficiency improvements, including PFC projects, through Green Technology Financing Scheme (GTFS)and Tax Incentives under GITA and Green Income Tax Exemption (GITE). These incentives further increase the feasibility of power factor correction upgrades, especially for Small and Medium Enterprises (SMEs).

4.2 ECM for Air Conditioning System

Air conditioning systems are among the most energy-intensive components in commercial, institutional, and industrial buildings, especially in tropical countries like Malaysia, where year-round cooling is essential. In many facilities, air conditioning can account for 40–60% of total electricity consumption. Therefore, improving the energy efficiency of air conditioning systems is a key priority during any energy audit.

Energy Conservation Measures (ECMs) targeting HVAC systems aim to optimize cooling performance, reduce energy usage, and maintain thermal comfort standards as outlined in MS 1525: Code of Practice on Energy Efficiency and Use of Renewable Energy for Non-Residential Buildings in Malaysia. Two (2) ECMs opportunities for air conditioning system are listed as below:

4.2.1 Optimization of Chiller Systems

Chiller systems are the heart of centralized air conditioning systems in large buildings such as hospitals, shopping complexes, airports, universities, and high-rise office towers. In Malaysia's hot and humid climate, these systems operate year-round, consuming a substantial portion of a building's total electricity—often up to 50% or more. Hence, optimizing chiller performance is one of the most impactful ECMs in an energy audit.

Optimization doesn't just involve upgrading hardware, but also improving system controls, operational strategies, and maintenance practices to enhance overall chiller plant efficiency. These can be done through several options such as :

1. Chiller Plant Manager (CPM) and Control Strategies

One of the most effective approaches is to implement a Chiller Plant Manager—an intelligent control platform that dynamically manages the entire chilled water system to ensure optimal performance.

2. Variable Speed Drives (VSDs) for Chiller Components

Installing VSDs on key components like chiller compressors, primary/secondary chilled water pumps, condenser water pumps, and cooling tower fans allows equipment to run at partial load when full capacity isn't required.

3. Chiller Plant Retrofit or Replacement

If the existing chillers are old (typically more than 15 years), retrofitting or replacing them may offer significant energy savings.

4.2.2 Optimizing Air Handling Unit (AHU) and Fan Coil Unit (FCU)

Air Handling Units (AHUs) and Fan Coil Units (FCUs) are vital components in centralized and decentralized air conditioning systems. They regulate airflow, temperature, and humidity levels in conditioned spaces. In Malaysian buildings—such as hotels, hospitals, shopping malls, and educational institutions—AHUs and FCUs consume a significant portion of the HVAC energy budget.

Optimizing their performance enhances thermal comfort, improves indoor air quality, and significantly reduces energy consumption. Energy Conservation Measures (ECMs) targeting these systems focus on airflow management, temperature control, motor efficiency, and demand-based operations. These can be done through several options such as:

1. Variable Speed Drives (VSD) on AHU Supply and Return Fans

Installing Variable Speed Drives (VSDs) on AHU fans is a high-impact ECM. Most AHUs are designed to operate at constant airflow, regardless of actual demand. However, cooling demand fluctuates based on occupancy, time of day, and outdoor weather conditions. Like example, reducing airflow during low cooling load periods using CO_2 sensors or occupancy sensors in VSD can really help on energy saving.

2. Scheduled Maintenance and Filter Management

Dirty filters and coils are among the most common causes of reduced AHU and FCU efficiency. Regular cleaning of filters, cooling coils, and drain pans improves heat exchange and reduces blower resistance thus saving the energy used in cooling system.

3. Supply Air Temperature Reset

In many cases, the supply air temperature from AHUs is fixed at a very low setpoint, even during periods of low demand. Resetting supply air temperature based on actual room temperature or occupancy can significantly reduce chiller and fan load. This can be done by installing a Building Management System (BMS) or a standalone AHU controller unit.

4.3 ECM for Lighting System

Lighting systems are an essential part of any building's infrastructure, providing the necessary illumination for safety, comfort, and productivity. However, inefficient lighting design, outdated technology, and poor control strategies can result in excessive energy consumption. In Malaysia, where commercial and institutional buildings consume a significant portion of electricity for lighting, implementing Energy Conservation Measures (ECMs) for lighting systems is crucial in achieving energy efficiency and reducing operational costs.

Lighting can account for up to 15-30% of total electricity consumption in typical office buildings. Optimizing the lighting system through effective ECMs not only reduces energy consumption but also improves visual comfort, extends the life span of lighting equipment, and contributes to sustainable building practices. However, while selecting lighting solutions, additional characteristics must be considered, including lifespan, colour rendering index, and the specific functions and places designated for the use of those lamps inside building facilities.

Figure 4.1: Different types of lamps

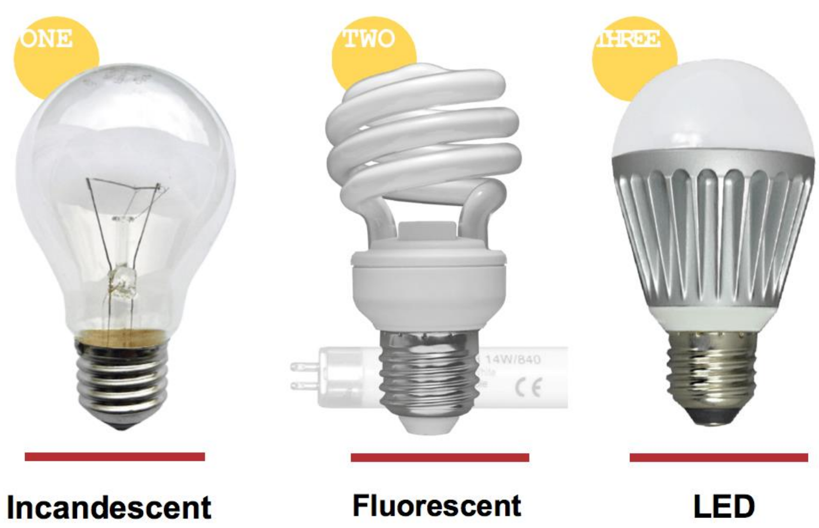

Table 4.3: Comparison of Lamp Specifications

Lamp Type	Illuminance (lux)	Lifespan (hrs)	CRI	Suitable Usage Areas
Incandescent	200-300	1,000	95-100	Residential, decorative lighting
Fluorescent (T8)	300-500	10,000	70-85	Offices, schools, hospitals
HID (Metal Halide)	500-800	15,000	60-70	Warehouses, stadiums, street lighting
LED	300-1000+	50,000	80-98	Offices, retail, homes, industrial

4.3.1 LED retrofitting

Upgrading from traditional incandescent, fluorescent, or high-intensity discharge (HID) lamps to Light Emitting Diode (LED) fixtures is the most effective ECM. LEDs are more energy-efficient, have longer operational life, and generate less heat, which can also reduce cooling loads.

LED retrofitting involves replacing existing lighting fixtures or bulbs with LED equivalents while preserving much of the existing electrical infrastructure. This process can vary from simple bulb replacements to complete luminaire upgrades. There are two common retrofitting strategies:

- Direct Replacement (Plug and Play): Involves simply replacing existing lamps with LED lamps designed to fit into the same sockets (e.g., LED tubes replacing T8 fluorescent tubes). No rewiring is needed, but the existing ballasts must be compatible.

- Ballast Bypass (Direct Wire): This method involves removing the existing ballast and directly wiring the LED lamp to the mains voltage. It increases efficiency by eliminating ballast losses and reduces future maintenance needs.

LED retrofitting offers a range of benefits, making it a highly attractive ECM for organizations aiming to enhance their energy performance.

a) Energy Efficiency: LEDs consume significantly less electricity compared to traditional lighting technologies. They can achieve up to 80% energy savings, directly reducing the building's electricity bill.

b) Longer Lifespan: LEDs have an operational lifespan of 50,000 hours or more, reducing the frequency and cost of lamp replacements. This is particularly beneficial in hard-to-access areas where maintenance can be costly.

c) Improved Lighting Quality: LEDs offer high Color Rendering Index (CRI) values, usually above 80, providing better color accuracy and enhancing the visual environment. They also provide uniform and flicker-free illumination.

d) Reduced Heat Emission: Unlike incandescent and fluorescent lamps, LEDs emit very little heat. Lower ambient temperatures reduce the load on air conditioning systems, resulting in additional energy savings.

e) Environmental Benefits: LEDs are free from toxic materials like mercury and are 100% recyclable, contributing to reduced environmental impact.

f) Flexibility and Smart Integration: Modern LED systems can be easily integrated with smart controls such as occupancy sensors, dimmers, and daylight harvesting systems, further enhancing energy savings.

g) Fast Payback Period: Although the initial cost of LED retrofitting may be higher, the substantial energy savings and reduced maintenance costs lead to a fast payback period, often within 1 to 3 years.

Table 4.4 shows the summary of comparison for every type of lighting in term of efficacy, lifespan and how much energy can be saved by implementing the retrofitting initiative.

Table 4.4: Comparison Between Conventional Lighting and LED

Lighting Type	**Efficacy (lm/W)**	**Lifespan (hours)**	**Energy Savings (%)**
Incandescent	10-17	1,000	-
Fluorescent (T8)	60-90	10,000	30-50%
HID (Metal Halide)	75-100	15,000	40-60%
LED	90-150	50,000	60-80%

4.3.2 Installation of lighting controls

Lighting control refers to the use of manual or automatic systems to regulate the amount, quality, and timing of light in a space. The main purpose of lighting control is to improve energy efficiency, comfort, safety, and functionality. Basically, there are two (2) types of lighting controls which are Manual Control that use switches, dimmers, or panels to turn lights on or off, or adjust brightness manually and Automatic Control that use devices like sensors, timers, or smart systems to control lighting without user intervention. Automatic lighting controls can significantly reduce unnecessary usage.

Motion and occupancy sensors are crucial ECM components for modern lighting systems, offering significant energy savings by ensuring that lights are only ON when needed. Motion Sensors detect movement within a space using infrared (PIR) or ultrasonic technologies. Lights are activated when motion is detected and automatically turn OFF after a preset time without activity.

While Occupancy Sensors works in monitoring room occupancy and adjust lighting accordingly. They can both turn lights ON upon entry and off upon exit, or maintain lights in a dimmed state if partial occupancy is detected.

The benefits of using a lighting control are:

- Energy Savings: Motion and occupancy sensors can save 20-80% of lighting energy, depending on the application and occupancy patterns.
- Extended Lamp Life: Reducing on-time extends the lifespan of lamps and ballasts, leading to lower replacement costs.
- Improved Operational Efficiency: Automation ensures that lights are properly managed without human intervention, eliminating instances of lights being left on unnecessarily.

Table 4.5 show types of sensors that can also be considered to be install in order to gain a significant energy savings:

Table 4.5: Types of automated lighting control

Sensor Type	**Detection Method**	**Typical Application Area**
Passive Infrared (PIR)	Heat-based motion detection	Offices, conference rooms, restrooms
Ultrasonic	Sound wave-based motion detection	Areas with partitions or obstructions
Dual-Technology	Combination of PIR and Ultrasonic	Large open areas, complex layouts

4.4 ECM for Other Electrical Equipment

While lighting systems and HVAC often dominate energy discussions, other electrical equipment—such as office machines, appliances, elevators, and standby devices also contribute significantly to a building's overall electricity usage. Implementing Energy Conservation Measures (ECMs) for these devices can yield additional energy and cost savings.

4.4.1 High-Efficiency Office Equipment

The adoption of high-efficiency office equipment is a vital initiative under ECM programs aimed at reducing the energy footprint of commercial spaces. Modern office environments are filled with computers, printers, copiers, and network devices. Switching to Energy Star-rated or energy-efficient models can reduce consumption without compromising performance. These devices use smart power management features to enter low-power states when idle. Other benefits of using a high efficiency office equipment's are:

- **Energy Savings:** High-efficiency devices can use 30% to 60% less electricity compared to traditional models.
- **Reduced Heat Generation:** Lower energy use results in less waste heat, thereby reducing cooling loads for air-conditioning systems.
- **Extended Equipment Life:** Devices with smart power management systems often experience less wear and tear, leading to longer service lives.
- **Lower Operating Costs:** Decreased electricity consumption directly translates to lower utility bills.
- **Contribution to Green Building Certifications:** Incorporating efficient equipment can earn points towards certifications like LEED, Green Building Index (GBI), and others.

Figure 4.2: Energy Star-rated

4.4.2 Replacement of Inefficient Motors

Electric motors are widely used in buildings for equipment such as pumps, fans, compressors, and elevators. Older or improperly sized motors tend to operate inefficiently, leading to excess energy consumption and higher maintenance costs. Replacing these with high-efficiency motors is a practical ECM that can result in substantial energy savings.Many older appliances and machines use outdated, inefficient motors. Replacing them with IE3 or IE4 premium-efficiency motors reduces both energy usage and maintenance needs.

- **Premium Efficiency Motors (IE3):** These motors are designed to use less electricity and produce less heat compared to standard efficiency motors.
- **Super Premium Efficiency Motors (IE4):** Offer even greater performance, with optimized design and materials that ensure lower operational costs over time.

By applying these ECMs to various types of electrical equipment, facilities can enhance their energy efficiency profile and support long-term sustainability goals.

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ENERGY AUDIT CONCEPTUAL & IMPLEMENTATION IN MALAYSIA

e ISBN 978-629-7638-50-8

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