

AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR- CONDITIONING ENGINEERS, INC.

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TC/TG/TRG MINUTES COVER SHEET

TC/TG/TRG NO: TC 7.3

DATE: Jan 29, 2013

LOCATION: Dallas, TX

TC/TG/TRG TITLE: **Operation and Maintenance Management**

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Adrienne Thomle (SH)	2012-16	William McQuade	2012-13	Karl Stum (cm)	1998-

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Call to Order/Scope/Introductions

Thursten Simonsen called the meeting to order at 1:03 PM. The scope of the committee was read. Attendees in the room introduced themselves. An attendance sheet was circulated.

Voting Member Roll Call

Thursten Simonsen took roll call of the voting members. At the time of roll call, ten (10) voting members were present of the eleven (11). A quorum was established.

Approval of the Agenda

The agenda for the meeting was presented and approved.

Society Liaison and Guest Presentations

No presentation. Our Section Head Adrienne Thomle was at this meeting.

Approval of San Antonio Meeting Minutes

The draft meeting minutes from San Antonio were reviewed. Sonya Pouncy made a motion to approve the minutes, seconded by Bob Baker. Approved 9-0-0 (chair not voting).

ASHRAE Administrative Matters/Correspondence/Announcements

1. TC Chair Breakfast Sunday morning attended by Thursten Simonsen:
 - a. There is request to read the ASHRAE Code of Ethics
 - b. New TAC Meeting.
 - c. TC to communicate with local Chapter Program Chairs to involve the Chapter members.
 - d. New Employment Discipline added to Bio.
 - e. Volunteers required to review the Conference & Exposition.
2. Upcoming Events – Thursten Simonsen reviewed upcoming events and meetings. Additional details may be found on the ASHRAE website under Events.
3. Upcoming ASHRAE Winter/Annual Conferences dates:
 - New York, NY Jan 18-22, 2014
 - Seattle, WA Jun 28 – Jul 2, 2014

Sub-Committee Reports

Research Sub-Committee – Chair: Michael Bobker

Attended by Simonsen, Baker, Brambley, Warfield, Lewis, Khaw, Cappellin, Bobker, Mullen, Heinemeir, Trueman, Danks, Masterson, Yount, Fallin, Hutson, Taasevigen and Locke Hutson,

Three active research items were reviewed:

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1. MORTS 1609 Defining the Capabilities, Needs and Current Limitations of a BIM in O&M for HVAC&R (Angela Lewis). The Work Statement has been conditionally approved. Specification of use-case deliverables is required. The committee provided the requested guidance to identify its two favored use cases. A. Lewis will complete the required revisions and submit via section 7 RAC liaison, Phil Haves.

2. Bob Baker has circulated the idea of an RTAR to research fouling factors in heat exchangers. He will determine if he will move forward with preparation of this RTAR for the Denver (summer 2013) meeting.

3. RTAR 1650 "Training Requirements for Sustainable High Performance Buildings to Optimize Operations and Achieve Design Expectations" (Davidge Warfield) has been returned although with various positive comments, especially suggesting that a deliverable of the RTAR should be training materials. Research sub-committee chair Bobker will review this in writing with RAC via section liaison Haves, since training materials have previously been indicated to be in the domain of ASHRAE Learning Institute (ALI), not Research. The committee still sees need and merit in this RTAR and intends to revise and re-submit, calling for research that will provide the basis for clearly specifying the training materials that should be developed. M. Bobker will work with D. Warfield.

A new research topic was suggested by Mathew Mullen: "Metrics for Maintenance", such as how many people, what costs based on building size, systems etc. This topic will be kept in RTAR-pending status.

Tom Cappellin briefed the committee on information from the Research Chair's Breakfast meeting, including new priorities (e.g. for handbook or standard upgrades).

Michael Khaw made a motion to approve the research sub-committee report, seconded by Angela. Approved by unanimous voice vote (chair not voting) 9-0-0.

Handbook Sub-Committee – Chair: Angela Lewis

Attended by Simonsen, Baker, Brambley, Warfield, Lewis, Khaw, Cappellin, Bobker, Mullen, Heinhemeir, Trueman, Danks, Masterson, Yount, Fallin, Hutson, Taasevigen and Locke Hutson,

Angela reviewed the section assignments and asked each section reviewer to provide an update of their section.

Review comments from multiple external reviewers representing BOC, RSES, IFMA and NAPE were used to start a detailed review of the chapter.

The status of each section is as follows:

- O&M and Life Cycle Costs: Angela will contact Doug Christenson to determine if any data/studies about the total cost of ownership could replace the outdated pie charts. The

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committee found the sample size used to create the data in the pie charts in Figures xx and xx too small and the studies are out of date.

- Elements of Successful Program: Sub-committee started to review this section; Sonya (section reviewer) was unable to attend, but Angela will follow up with her
- Automated Fault Detection Diagnostics: Section currently under review by Michael Brambley and Richard Danks. They have agreed to come to a consensus about what changes are needed to this section.
- Documentation: Kevin Fallin (section reviewer) recommended that no major changes are needed to the section. The committee discussed the relationship of referencing standards in guidelines in the chapter and if/how that impacts the level of detail/value of the information in the chapter.
- Staffing: Thursten Simonsen (section reviewer) recommended that no major changes are needed to this section.
- Managing Change: Dennis Alejandro (section reviewer) was unable to attend the meeting. Angela will contact him to see if he is still able to participate.

The subcommittee will follow up via conference call and aims to complete the minor revision of the chapter in advance of the deadline. Completing the minor revisions in advance of the required deadline will help to take an action item off the plate of the committee.

Although the subcommittee aims to finish the edits early, the subcommittee will still meet at each face to face meeting.

Sonya Pouncy made a motion to approve the standards sub-committee report, seconded by Kevin Fallin. Approved by unanimous voice vote (chair not voting) 6-0-0.

Program Sub-Committee – Chair: Sonya Pouncy

Attended by Lewis, Khaw, Simonsen, Baker, Pouncy, Taasevigen, Warfield, Sundberg, Whittaker, Sibilski, Gallagher, Chuck Dorgan, Wayne Webster, Danks, Masterson, Graham, Bobker and Trueman.

Sonya made some announcements on the programs sponsored by TC 7.3 in Dallas and the conference papers accepted for the Denver Conference will be published on the 2013 Annual Conference Preprints CD.

The overall publication schedule for 2013 ASHRAE Annual Conference was presented with due dates.

All 7 Tracks were discussed for the forums and seminars proposals due February 11, 2013 for Denver's Conference.

The overall publication schedule for ASHRAE 2014 Winter Conference in New York was discussed.

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This conference has a building-oriented theme and seeks papers on building information systems, environmental health; international design; HVAC&R applications and systems; and, featured for this conference, tall building performance.

All 8 Tracks were discussed.

Sonya discussed and asked for ideas for seminars and forums and developed back log of topics and presenters for future meetings.

The proposed programs for Denver are:

- 1) Seminar “Expected Churn and Impact on Energy Consumption” (working title)
 - a. Chair – Shailen Verma
- 2) Seminar “If Failure is Random, Why Does it Come Quicker When We Cut the Maintenance Budget” (co-sponsor with TC 7.8)
 - a. Chair – Chuck Dale-Derks
 - b. Presenter – Matt Mullen “Real World Cell Tower Maintenance”
 - c. Presenter – Keith Reihl “Maintenance Mayhem”
- 3) Seminar “Tenant Feedback Tools, Getting Occupant Feedback and Engagement”
 - a. Chair – Chris Draper

Angela Lewis made a motion to approve the standards sub-committee report, seconded by Bob Baker. Approved by unanimous voice vote (chair not voting) 9-0-0.

Standards Sub-Committee – Chair: Bob Baker

Attended by Lewis, Khaw, Simonsen, Baker, Pouncy, Taasevigen, Warfield, Sundberg, Whittaker, Sibilski, Gallagher, Chuck Dorgan, Wayne Webster, Danks, Masterson, Graham, Bobker and Trueman.

Western HVAC Performance Alliance update-Bob Baker provided background and update on activities of Alliance working to transform maintenance in California and have adopted Standard 180 as basis. ASHRAE joined 1.5 years ago. Bob Sundberg and Mike Gallagher both provided additional input about the alliance. Economizer working group met here on Sunday and are organizing a summit for March in Sacramento. Anyone wanting more information can contact Bob Baker.

Question from Stanke (Std 62.1) re 180 update-Mr. Stanke from SSPC 62.2 asked if there any addenda pending for Standard 180. Mr. Baker wrote him and advised that Standard 180 is not on continuous maintenance and there are no pending comments.

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Standard 100-2006 updating now-Some expressed interest in helping.
New business

The BPI-Mr Baker did not make any recommendation of participating in the BPI effort.

CHP Steam Metering inputs to Standard 180-Mr. Danks reported on a conference call he and Mr. Baker held related to a new standard that EPA wants to see developed. A project has been initiated with ASTM and they are open to making it a jointly owned standard with ASHRAE. After considerable discussion, the group decided to recommend to the main committee that we approach several other TCs that have an interest in metering and if there is support propose development of a Project Committee.

TPS for PD on Heat Transfer Surfaces-Report from DRSC-Mr. Baker explained that a proposed Position Document TPS had been reviewed by the Document Review Sub Committee of Technology Council and returned with a suggestion that the TC pursue research or some other route on this important matter. There were several suggestions related to research done by Purdue and others that may support a journal article or other. Bob Baker agreed to take an action item to investigate further and prepare a report and recommendation to present to the committee at the Denver meeting.

ISO Standard TC267-Jim Whittaker-FEA asked for individuals willing to serve on US TAG. You may contact him directly.

Mr. Danks commented that GPC 1.3 (O&M training for Commissioning Process) may duplicate work of TC 7.3 and we should recommend that a Liaison be appointed to work with GPC 1.3 to minimize duplication.

Kevin Fallin made a motion to approve the standards sub-committee report, seconded by Richard Danks. Approved by unanimous voice vote (chair not voting) 9-0-0.

Liaison Reports

ALI Activities – Liaison: Davidge Warfield

No report.

Old Business

N old business. meeting split meeting time with the Handbook sub-committee meeting, so as not to increase or make new meeting times for sub-committees. The slot for Monday, 4:15-6:30pm would be for Research, Handbook and Education & Training.

New Business

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Standards Sub-Committee

Thursten discussed the title and scope of the new sub-committee.

There is a need for more education and training for O & M.

Danny Taasevigen has volunteered to be the new sub-committee chair.

A very energetic discussion was observed amongst all in the topic of Training and Education for O & M.

What should ASHRAE TC 7.3 Be?

There were discussions by many regarding the future of TC 7.3. The discussions will continue next meeting.

Next Meeting

The Denver, Colorado meeting will be Tuesday June 25, 2013, from 1:00 PM -3:30PM. Sub-committee meetings will be held on Monday afternoon June 24, 2013 (rooms to be announced).

Adjournment

The chair adjourned the meeting.