



TEN THINGS TO CONSIDER FOR
**MAXIMIZING YOUR
COMMERCIAL HVAC**
EFFICIENCY & COST SAVINGS

MEYER & DEPEW

HEATING COMPANY COOLING

Generations of Comfort - Generations of Trust

TEN THINGS TO CONSIDER FOR MAXIMIZING YOUR COMMERCIAL HVAC EFFICIENCY & COST-SAVINGS



1

PROTECT YOUR INVESTMENT ON THE ROOFTOP

Three-phase line voltage monitors (or just “phase monitors” for short) help protect a HVAC system from improper voltage or phasing. Specifically, it protects against too low or too high voltage, phase loss, phase reversal, or rapid short cycling by shutting a system down so that these problems won’t damage the equipment. If voltage issues are a concern, phase monitors should be combined with surge protectors because one or the other, by itself, is not enough. Low voltage harms system equipment just as much as high voltage.

2

INSTALL SURGE PROTECTORS FOR ROOFTOP UNITS

Surge protectors help insulate your rooftop HVAC system, protect against electrical fluctuation and can keep the components of your system from wearing out before their expected shelf life. Keeping your rooftop units in good working order can save you money and maximize efficiency over time.

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3

INCREASE EFFICIENCY WITH GREEN TECHNOLOGY

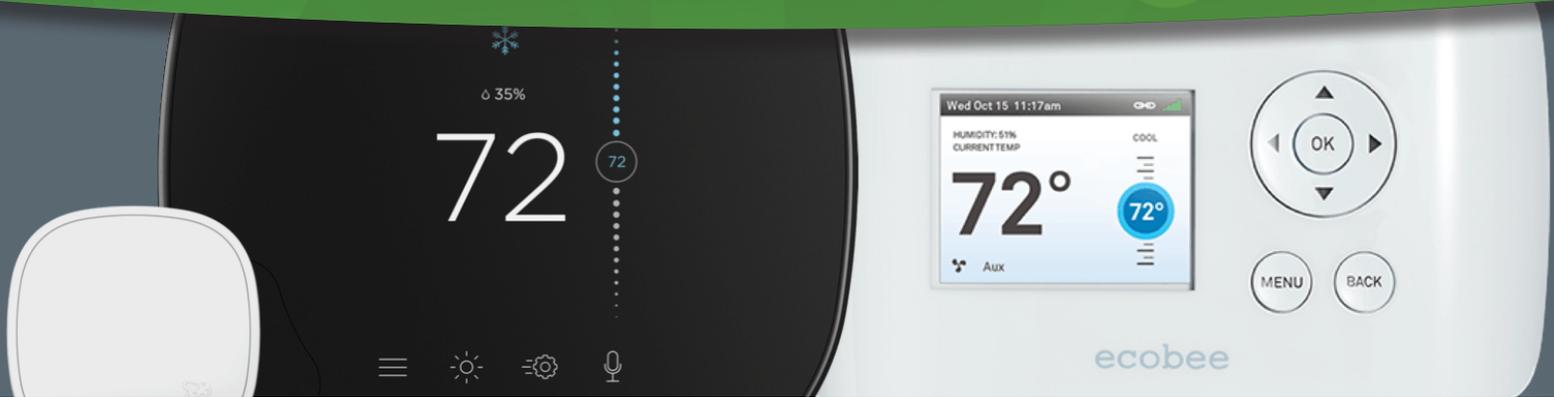
Electronically commutated motor (ECM) technology runs up to 25% more efficiently than standard permanent split capacitor (PSC) motors (installed in most older units). ECM's electronic controls can help rooftop units, furnaces, heat pumps and air conditioners function more efficiently. ECM's are also programmable, a clear advantage over PSC motors.

4

SET BOILER TEMPERATURES BASED ON THE WEATHER

On a warm day, we can reset the water temperature so you're not using as much gas. There is no reason to set the boiler to 180° when it's 50° outside. Save money by setting it to 120°.

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5

USE WI-FI THERMOSTATS

Wi-Fi thermostats give the facility owner control over the HVAC system. The owner is able to adjust the temperature from anywhere via mobile access, lock thermostats so that others cannot change the temperature, and even determine when the system is not working. A wi-fi system can also connect to sensor-based zoning control to conserve energy.

6

CONSIDER THESE COMMON ISSUES & OPPORTUNITIES

Is your office's HVAC system doing all that it should? Many large offices can feel more comfortable through proper zoning that can redirect air where it is needed. Is your environment too humid (paper is curling up)? Or too dry (static electricity)? Installing a humidification or dehumidification system may help. Odors in the restrooms or office overall? Venting and exhaust fans can take care of that. In general, be sure to service your HVAC equipment 2-4 times a year, and change filters regularly. Properly maintaining your HVAC system will save money and prolong the life of your system.

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7

REGULAR MAINTENANCE PROTECTS YOUR SYSTEM

If you take good care of your HVAC system, it will take good care of you! Most commercial buildings are served best with 2-4 maintenance visits per year. Make sure to schedule maintenance visits for cooling systems in the spring and heating systems in the fall. You should expect the technician to inspect all equipment both inside and outside of the facility, check and replace filters, check safeties and controls, program thermostats, and check condensate drain lines. Between each of those visits you should at least have your filters changed. Consider whether a Maintenance Plan might be right for you – common benefits include priority service, parts discount, prolonged equipment life, reduced energy consumption and reduced chance of breakdown.

8

AVAILABILITY OF REPLACEMENT EQUIPMENT

Depending upon the equipment in your facility, it can sometimes take 4-6 weeks or longer to acquire a replacement HVAC unit. That's a long time to wait if your system is down. It's always better to plan for the orderly replacement of your HVAC equipment than it is to have to replace it in an emergency. Start a conversation with your technician before your unit stops working and you will avoid downtime and lost productivity for your employees and your business.

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9

LOOK INTO TAX BENEFITS

Due to changes in the tax laws and depreciation schedules, you may be eligible for large savings at tax time. Always consult with your tax professional for more information. Many businesses are able to deduct the full amount of purchase of a commercial HVAC system in the year it was purchased. Formerly it had to be deducted over a 39-year period.

10

CONSIDER INSTALLING A NEW HVAC SYSTEM

Meyer & Depew pricing is exceptional. We can assist with a phased approach to replacement rooftop units and are experts at finding cost-effective solutions for all of your needs with minimal or no downtime for your business or employees.

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Generations of Comfort - Generations of Trust

Whether you need a controlled, affordable environment for office workers or products-or both-Meyer & Depew are experts at maintaining and improving what you have today. That's why our valued customers consider Meyer & Depew the best commercial HVAC company in NJ.

From offices to plants, retail to restaurants, meeting halls to houses of worship, we've worked with all sorts of building sizes, conditions and requirements.



BOBBY RING, *President*

As the leading NJ-based HVAC company, we are available 24/7 for all your heating repair, maintenance and installation needs. Contact Bobby Ring now for immediate assistance.

-  **Direct: 908.418.9208**
-  **Email: bobby@meyer-depew.com**
-  **[linkedin.com/bobbyring](https://www.linkedin.com/company/bobbyring)**
-  **Visit: [meyer-depew.com](https://www.meyer-depew.com)**

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