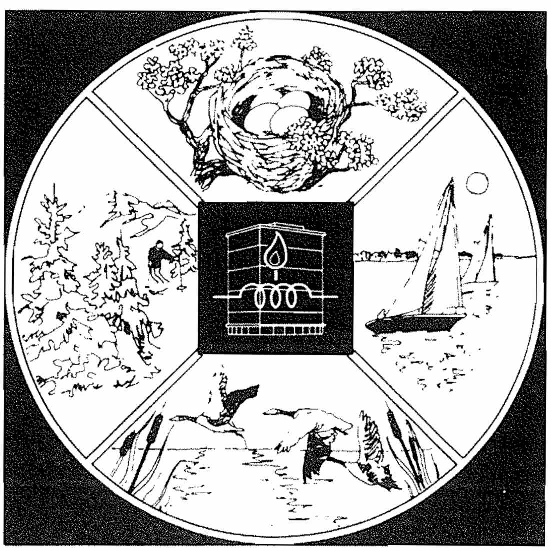
SAN FRANCISCO RESIDENTIAL ENERGY CONSUMPTION

Final Report
December 1976

Department of Housing and Urban Development

Office of the Assistant Secretary for Policy Development and Research



ENERGY CONSERVATION

SAN FRANCISCO RESIDENTIAL ENERGY CONSUMPTION

HIT-650-9

FINAL REPORT

December 1976

Contract No. H-2280R

Office of the Assistant Secretary
for
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Department of
Housing and Urban Development

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Harvey M. Bernstein
Taghi Alereza

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I. INTRODUCTION

This report on residential energy consumption in San Francisco, California, is part of a continuing program devoted to the analysis of residential energy consumption in the United States. In initiating this research program in 1971, the U.S. Department of Housing and Urban Development (HUD) gave to the contractor, Hittman Associates, Inc., (HAI) the task of *"...identifying means for obtaining greater efficiencies in the utilization of energy in residences, in order to obtain lower per capita consumption without modification of existing life-styles."* Subsequent reports were published which dealt with the consumption and efficient use of energy in Baltimore/Washington area residences.*

In 1975, HAI was retained by HUD to perform detailed geographical analyses *"...to extend the previous results obtained for the Baltimore/Washington area to ten geographical locations in the United States."* The locations selected for these analyses were the following:

Atlanta, Georgia

Boston, Massachusetts

Chicago, Illinois

Denver, Colorado

Houston, Texas

Los Angeles, California

Miami, Florida

Minneapolis, Minnesota

San Francisco, California

St. Louis, Missouri

The boundaries for each geographical area were defined in accordance with the Federal Government's definition of standard metropolitan statistical areas (SMSA's). An SMSA

**See "Residential Energy Conservation (A Summary Report)," HUD-HAI-8, July 1974, and seven technical reports cited there.*

includes one central city and one or more contiguous counties that are metropolitan in character, as determined by the percentage of the labor force that is nonagricultural and by the amount of commuting between the county and the city. For each of these locations, it was sought (1) to identify and quantify the total heating and cooling energy requirements in typical single-family detached, single-family attached, low-rise multifamily, and high-rise multifamily dwellings; and (2) to evaluate the use of various technical innovations potentially capable of minimizing energy consumption in typical dwellings.

In conducting each of these city-specific studies, the following multi-step approach was taken:

Identify the current trends in construction and design and the energy consumption patterns of residences in the area.

Define characteristic single-family, townhouse, low-rise, and high-rise structures representing typical new structures in the area.

Calculate the hourly, monthly, and annual energy requirements for heating and cooling each characteristic structure for the chosen weather year (a year selected after careful scrutiny to be typical for the location).

Define improved single-family, townhouse, low-rise, and high-rise structures incorporating energy conserving modifications.

Calculate the hourly, monthly, and annual energy requirements for heating and cooling the improved residences for the chosen weather year, and compare the results with those of the corresponding (unmodified) characteristic residences.

This report on energy consumption in San Francisco is the ninth of ten city-specific reports to be issued in the detailed geographical analysis series. In addition to the summary and statement of conclusions to follow, the report includes chapters on the characterization of typical San Francisco residences, on the computation of heating and cooling energy requirements in the typical residences, and on the energy consumption of thermally "improved" San Francisco residences.

The most basic location-specific factor in determining heating and cooling energy consumption is climate. San Francisco enjoys marine-type climate characterized by mild and moderately wet winters and by dry, cool summers. The daily and annual range in temperature is small. A few frosty mornings occur during the winter, but the temperature seldom drops below freezing. Winter temperature generally rise to the high fifties in the early afternoon. The summer weather is dominated by a cool sea breeze resulting in an average summer wind speed of nearly 15 mph. Winds are light in the early morning but normally reach 20 to 25 mph in the afternoon. The San Francisco weather year is characterized by 3042 heating degree days (base 65°F) and 108 cooling degree days (base 65°F). The yearly mean wind velocity is 10.5 mph, with a highest recorded wind velocity of 58 mph, in January 1963. There are normally 161 clear days, 104 partly cloudy days, and 100 cloudy days per year in San Francisco (Ref. 1). Residential construction trends, discussed in Chapter III, have been influenced historically by the structural and thermal demands imposed by this climatic environment. Other factors, such as fuel and electricity prices, local income levels, and the ethnic backgrounds represented in San Francisco's population have also influenced construction practices, and, therefore, heating and cooling energy consumption.

II. SUMMARY AND CONCLUSIONS

Heating and cooling energy requirements were determined by a time-response, multizone computer program for characteristic single-family, townhouse, low-rise, and high-rise residences in San Francisco. Based on national weather records kept since 1935, 1951 was picked as being a typical weather year for the San Francisco area. Heating and cooling energy requirements were determined similarly for modified versions of these San Francisco characteristic residences, incorporating various structural and systems improvements.

To identify the current trends in housing in the San Francisco area, a large data base was developed from information obtained from national and municipal government agencies and local builders. Using these data, parameters were identified for the design, construction, internal loads, and comfort control systems for the following characteristic structures:

Single-family:	A four bedroom rancher.
Townhouse:	A two story structure containing eight three bedroom apartments in a line.
Low-Rise:	A three story structure containing 12 one bedroom and 12 two bedroom units.
High-Rise:	A 10 story structure containing 149 two bedroom units.

In defining these parameters, good quality materials, components, and workmanship were assumed consistent with current practice and standards. The residences are typical of those occupied by middle-income residents, and, therefore, the kinds and use-rate of appliances and life-style patterns were assumed accordingly. The "modified" residences of each type were defined to incorporate structural and HVAC system improvements practical from a builder's or architect's viewpoint. That is, no radical changes were made; e.g., higher efficiencies were assigned to heating and cooling systems, and only commercially available insulation material was added to the structure.

The energy requirements for the San Francisco residences were calculated for 1951 weather year using a two-step process. In the first step, the hourly heating and cooling loads were calculated for each dwelling unit. Calculations were made using a computer program whose inputs included design and materials of the structure, building surroundings, internal thermal loads (lights, appliances, and occupants), hourly weather data, and pertinent astronomy of the sun. Included in this program was the calculation of heating and cooling loads (both sensible and latent) due to the infiltration of outside air. In the second step, the monthly and annual energy required to meet the heating and cooling loads was calculated using specific heating, cooling, and ventilation systems. The inputs to these calculations included the heating and cooling load data, equipment performance and energy requirements at full and partial loads, and the type of energy required. The computer model used was the existing Buildings Energy Analysis Model (BEAM) developed at Hittman Associates, Inc.

Hourly load calculations were performed for both heating and cooling, in each space-conditioned "zone" of the four types of residences, over each day of the 1951 San Francisco weather year. This approach to the development of annual loads and primary energy consumption produced data for San Francisco residences equivalent to some 54,000 different one-day, one-zone load profiles.

A summary of the calculated average annual heating and cooling loads, and primary energy consumption for dwelling units of each type considered, are shown in Table I. The heating load is much greater than the cooling load for the single-family and high-rise residences, due to large amounts of infiltration. In the townhouse, the loads are similar, and due to increased internal heat generation, the low-rise has a cooling load larger than its heating load.

The energy conserving modifications made for the single-family, townhouse, low-rise and high-rise structures are summarized in Table II. Both structural and comfort control system modifications were made. The following paragraphs discuss the energy savings realized in each type of residence.

The improved single-family building consumed 50 percent of the primary energy required by the characteristic structure. A 46 percent reduction in the heating load through structural modifications resulted in a minor increase in the cooling load. Improved HVAC system efficiency accounted

TABLE I. SUMMARY OF ANNUAL HEATING AND COOLING LOADS AND PRIMARY ENERGY REQUIREMENTS FOR THE SAN FRANCISCO CHARACTERISTIC AND IMPROVED RESIDENCES

	Single-Family		Townhouse		Low-Rise		High-Rise	
	Characteristic	Improved	Characteristic	Improved	Characteristic	Improved	Characteristic	Improved
Heating load per average unit, therms	453.7	248.7	146.0	61.3	26.0	9.7	227.0	100.9
Cooling load per average unit, therms	70.3	78.0	100.9	131.1	124.1	147.5	40.3	77.5
Primary energy consumption per average unit, therms*	726.0	365.4 (50)	347.0	174.9 (46)	193.0	125.0 (43)	497.5	315.8 (36)
Primary energy consumption per sq ft of floor area, therms	0.50	0.25	0.26	0.13	0.34	0.11	0.47	0.28

**Percent reduction in primary energy consumption per average dwelling unit is given in parentheses. Number in parentheses for each residence type is found with the relationship:*

$$\text{Percent reduction} = \frac{(\text{Energy consumption, characteristic}) - (\text{energy consumption, modified})}{\text{Energy consumption, characteristic}} \times 100.$$

TABLE II. SUMMARY OF STRUCTURAL AND SYSTEM MODIFICATIONS MADE IN IMPROVED RESIDENCES

	Glass[1] Reduction in North Face (%)	Glass[1] Reduction in South Face (%)	Addition of Weather Stripping	Revised Wall Insulation R Value	Revised Ceiling Insulation R Value	Revised Floor U Value	Improved Gas/Oil Furnace Efficiency	Improved Cooling System C.O.P.
Single-Family	25	25	*	17	27	0.08	*	*
Town-house	25	25	*	17	27	0.08	*	*
Low-Rise	See note 1		*	17	27	0.1 Exists	*	*
High-Rise	See note 1		*	12	17	0.1	*	*

[1] *Total glass reduction for all buildings equals 25 percent.*

* *Change made in Characteristic Residence.*

for the rest of the energy savings. The improved floor area-normalized primary energy requirement was 0.25 therm/sq ft, higher than any other building except for the high-rise. The single-family structure did consume more energy on a per unit basis than any other residence.

The improved townhouse consumed 50 percent the primary energy required by the characteristic building. Again, substantial heating load reductions caused minor cooling load increases. The townhouse had a very low floor area-normalized primary energy requirement of 0.13 therm/sq ft, only the low-rise's was less.

The improved low-rise consumed 57 percent of the primary energy required by the characteristic building. It should be noted that although the structural modifications increased the cooling load by an amount greater than the reduction in the heating load, part of the cooling load (occuring between October 5 and May 5) was assumed to be met by opening the building's windows. The improved low-rise had the lowest floor area-normalized primary energy requirement (0.11 therm/ sq ft) of any residence studied.

The improved high-rise consumed 64 percent of the primary energy required by the characteristic structure. This modest improvement is not due to a very efficient characteristic building, in fact the high-rise consumed more primary energy than any characteristic residence except the single-family. The cause lies in two facts: (1) the large required volume of non-apartment floor space such as halls and lobbies in high-rise buildings. The improved high-rise consumed more primary energy (0.28 therm/sq ft) on a per sq ft of floor area than any other residence.

III. CHARACTERIZATION OF TYPICAL RESIDENTIAL STRUCTURES IN SAN FRANCISCO

Typical, or characteristic, new residential buildings for the San Francisco area were synthesized following the methodology of previous HAI Residential Energy Consumption studies for the U.S. Department of Housing and Urban Development. Four such typical residences were developed, including a single-family (detached) house, a townhouse, a low-rise apartment building, and a high-rise apartment building.

The design and structural features considered important in defining these residences included:

Structural parameters such as construction details, dimensions, and materials used.

Energy consumption parameters such as heating and cooling equipment, types of fuels and energy used, appliances and their energy consumption levels.

Whereas specific life-styles were not prescribed for the residents of the characteristic residences, a certain number of life-style parameters were imposed, by necessity, for the analyses. Examples of life-style parameters that were identified include:

Thermostat set points

Relative humidity set points

Type and number of appliances

Daily profile of appliance usage

Usage of ventilation fans

Most of these parameters were defined for average conditions; no attempt was made to modify the parameters to allow for variations caused by weekends or holidays, vacations, entertaining of large groups, difference in age or affluence of the residents, etc. Occupancy loads were, however, adjusted for weekends. In consideration of the sizes and quality of the characteristic residences, and of the appliances included in these residences, it can be assumed that the residences would be occupied by individuals or families in the middle income group. It should also be recognized that the life-style of any given resident (in a real case) could vary greatly from the average conditions defined for these analyses, and that variations in occupant life-style can affect the buildings' energy consumption in a non-negligible way.

With respect to ventilation air, the single-family, townhouse, and low-rise apartment structures were defined as having no mechanical ventilation equipment, whereas the high-rise apartment structure had ventilation air supplied to, and only to, the halls. The normal rate of air infiltration through the structures, augmented by kitchen and bathroom fans, was more than sufficient to meet the physiological and esthetic requirements of both the townhouse and low-rise units. The windows of the respective characteristic residences were defined as remaining closed during periods of heating and cooling. However, allowances were made for daily opening of entrance doors in accordance with each residence's population.

Current trends in San Francisco area housing were identified by contacting a large number of area builders and acquiring data for a large number of residential buildings constructed in that area. Based on this informal sampling, and data provided by the Department of Housing and Urban Development, compatible sets of building parameters were synthesized to represent complete residential structures typical of the San Francisco area. This chapter describes relevant structural and energy parameters, and their selected values for the four typical residential structures thus characterized.

A. Single-Family Residences

The single-family (detached) residence is still the most prevalent form of housing in the U.S. In 1973, some 64 percent of the existing stock of year-round dwelling units nationwide were in single-family buildings (Ref. 2). Recent demographic trends, combined with costs of building materials, land, and financing, however, have begun to diminish the domination which the single-family home has held. In 1973, only 55 percent of the dwelling units started nationwide were in single-family residences.

In the San Francisco metropolitan area, this trend is even more pronounced. In 1970, the total housing stock for the SMSA was comprised of 58.5 percent single-family units; and in 1973, only 42.9 percent of the housing starts were in single-family units.

In this context, the term "single-family residence" refers to the completely detached single-family house. Approximately 11,700 such houses were built in the San Francisco metropolitan area in 1973 (based on building permits issued).

Quantitative data for design and structural features of single-family residences was obtained from the National Survey of Builder Practices (Ref. 3). This survey included over 1600 builders nationwide, who were responsible for the construction of approximately 84,000 single-family homes in 1973. Information was gathered on construction details, building materials used, heating and cooling equipment, and appliances used. The San Francisco area builders were responsible for the construction of 1298 homes in the area during 1975.

Other sources from which single-family housing data were obtained included a recent study of the potential for solar heating and cooling of buildings (Refs. 4, 5), which specified typical residential structures in various U.S. regions. Some building parameters, such as window area, for which published regional data was not available, were specified by recourse to HAI's statistical analyses of Baltimore/Washington area construction, and standard civil engineering and construction handbooks (Refs. 6, 7, and 8). Compatibility among building elements was carefully preserved. Typical appliance mixes and electricity consumption levels were taken from the previous work by HAI for single-family housing in the Baltimore/Washington area.

On the basis of the data obtained for single-family residences in the San Francisco area, structural and energy consumption parameters for a typical single-family residence were defined as in Table III. Figure 1 shows the floor plan for the typical San Francisco single-family residence. This internal floor plan was not itself critical to the energy analyses performed, since the single-family house was treated as a unit shell in heat transfer calculations.

B. Townhouse Residences

General trends in the housing market over the last several years, especially in large metropolitan areas, indicate that the construction of single-family detached housing units is declining rapidly.

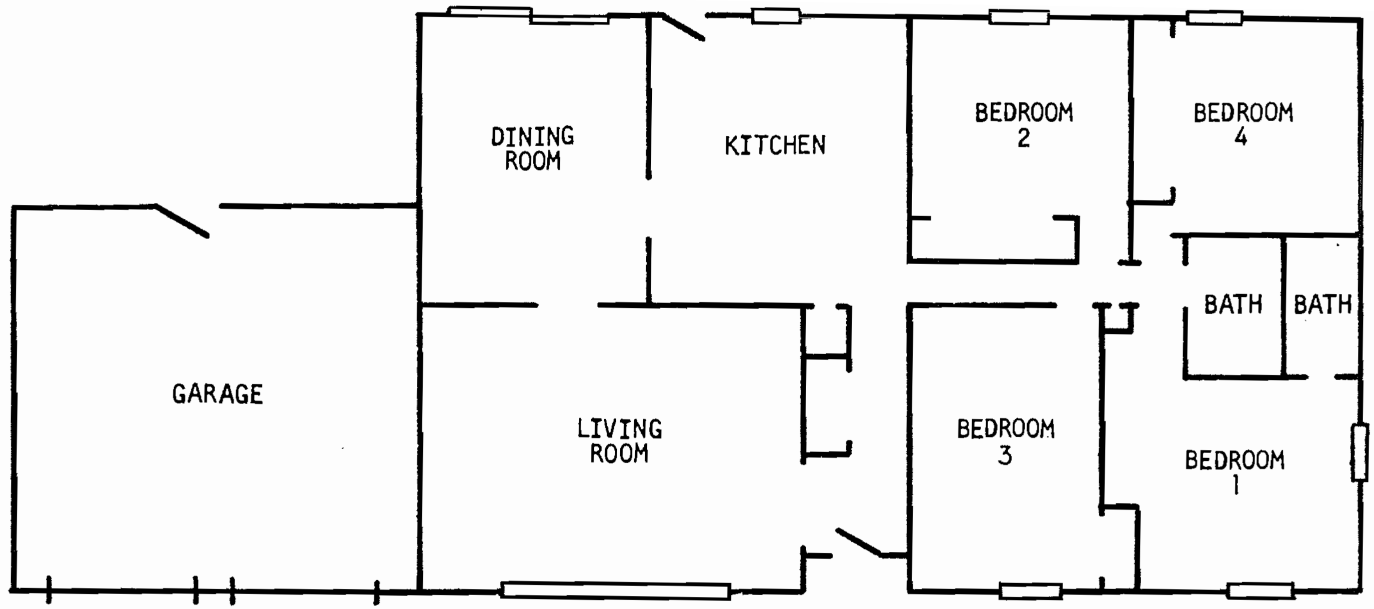

Figure 1. Floor Plan for the Characteristic Single-Family House in San Francisco

TABLE III. STRUCTURAL CHARACTERISTICS FOR TYPICAL SINGLE-FAMILY RESIDENCE - SAN FRANCISCO AREA

STRUCTURAL PARAMETERS:	
Basic House Design	4-Bedroom Rancher
Foundation	Slab-on-grade
Garage/carport	2-Car Garage
Floor area, ft^2	1457
Construction	Wood Frame, 2x4 Studs 16" on ctr
Exterior walls:	
Outside surface	Stucco Finish
Sheathing	None
Insulation	3 1/2" Fiberglass Batts
Inside surface	1/2" Gypsumboard
Ceiling insulation	Shakes, spaced boards, air space 4" Fiberglass Loose-fill insulation, 1/2" Gypsumboard
Roof	Gable
Windows:	
Type	Aluminum Sliders
Glazing	Single
Area, ft^2	145
Exterior doors:	
Type	Wood
Number	Two
Total area, ft^2	40
Patio door(s):	
Type	Aluminum, Sliding
Glazing	Single
Area, ft^2	40
Orientation	South

ENERGY CONSUMPTION PARAMETERS:*	
Energy consuming equipment:	
Heating system	Gas, Forced air
Cooling system	Electric, central
Hot water heater	Gas (270 Therms/year)
Cooking range/oven	Electric (2340 Kw-hr/year)
Clothes dryer	Gas (90 Therms/year)
Refrigerator/freezer	Electric (1830 Kw-hr/year)
Lights	Electric-Incandescent (1730 Kw-hr/year)
Color TV	Electric (500 Kw-hr/year)
Furnace fan	Electric (394 Kw-hr/year)
Dishwasher	Electric (363 Kw-hr/year)
Clothes washer	Electric (103 Kw-hr/year)
Iron	Electric (144 Kw-hr/year)
Coffee maker	Electric (106 Kw-hr/year)
Miscellaneous	Electric (1200 Kw-hr/year)

HEATING/COOLING LOAD PARAMETERS:	
Dwelling facing	North
People per unit	Two Adults, two children
Weather year	1951

* Figures shown in parentheses represent energy input to structure for each appliance (based on data in Reference 10).

In the nation, the portion of private housing starts which were for single-family detached residences has decreased steadily, from 79.5 percent in 1960, to 65.4 percent in 1965, to 56.8 percent in 1970, to 55.4 percent in 1973. These trends indicate that, in the future, construction of townhouse and multi-family residences will dominate in large urban areas.

For the townhouse residences, the primary source of data was the same as for the single-family residences; the National Survey of Builder Practices (Ref. 3). Of the 84,000 housing units constructed nationally by surveyed builders, 19 percent, or approximately 16,000 units, were townhouses. The San Francisco area sub-sample included 6 contractors who together were responsible for the construction of 369 townhouse units in 1973.

In addition to the builder practices survey, the earlier data collection and townhouse specification done by HAI, under contract to HUD (Ref. 10) for the Baltimore/Washington area, was used for reference. Other sources included standard engineering and construction handbooks (Refs. 6, 7). Compatibility among building elements was carefully preserved.

The structural and energy consumption parameters for the typical San Francisco area townhouse residence are presented in Table IV. The floor plan for the typical San Francisco townhouse is presented in Figure 2.

C. Low-Rise Residences

Generally speaking, the low-rise multifamily residence is one which does not require mechanical elevation. The low-rise building may contain either for-rent or for-sale dwelling units, though the for-rent variety is most common. In the United States, there were approximately 256,000 low-rise dwelling units constructed in 1974 (Ref. 11). In the San Francisco area, approximately 4000 multifamily dwelling units were constructed in 1974, and of these, approximately 3600 units were contained in low-rise buildings (Ref. 11). While historical data on the growth of low-rise housing was not specifically obtained, the historic growth patterns of multifamily housing in the San Francisco area are applicable.

Figure 2. Floor Plan for Characteristic Townhouse

TABLE IV. STRUCTURAL AND ENERGY CONSUMPTION PARAMETERS FOR TYPICAL TOWNHOUSE RESIDENCE IN THE SAN FRANCISCO AREA

GENERAL PARAMETERS:		
Arrangement	Rectangular structure, eight townhouse units in a row	
Basic design	Two-story, three-bedroom	
Foundation	Slab-on-grade	
DIMENSIONAL PARAMETERS:		
(Areas are per townhouse unit, not per floor level)	Intermediate Units	End Units
Floor area, ft^2	1320	1320
Exterior wall area, ft^2	583	1154
Window glass area, ft^2	77	101
Patio door, ft^2	40	40
Exterior door(s), ft^2	20	20
Roof area, per unit, ft^2	660	660
Story height, ft	9	9
CONSTRUCTION PARAMETERS:		
Construction type	Wood frame, 2x4 studs 16" on ctr	
Exterior walls:		
Siding	1/2" wood siding	
Sheathing	1/2" insulation board	
Insulation	3 1/2" fiberglass batt insulation	
Inside surface	1/2" gypsumboard	
Interior walls:	1/2" gypsumboard, 2x4 studs on ctr, 1/2" gypsumboard	
Roof	Gable	
Exterior door(s)	One, wood frame	
Windows Glazing	Single	
Windows Frames	Sliding, aluminum,	
Patio door:		
Glazing	Single	
Frames	Aluminum Sliding	
Roof composition	Wood shakes, 1/2" plywood, air space, 3 1/2" fiberglass batt insulation, 1/2" gypsumboard	

ENERGY CONSUMPTION PARAMETERS:*	
Heating system	Forced air, gas
Cooling system	Forced air, electric
Hot water heater	Gas (270 Therms/year)
Cooking range	Electric (2340 Kw-hr/year)
Clothes dryer	Gas (90 Therms/year)
Refrigerator/freezer	Electric (1830 Kw-hr/year)
Lights	Electric-incandescent (1500 Kw-hr/year)
Color TV	Electric (500 Kw-hr/year)
Furnace fan	Electric (394 Kw-hr/year)
Dishwasher	Electric (363 Kw-hr/year)
Clothes washer	Electric (103 Kw-hr/year)
Iron	Electric (144 Kw-hr/year)
Coffee maker	Electric (106 Kw-hr/year)
Miscellaneous	Electric (1200 Kw-hr/year)
HEATING/COOLING LOAD PARAMETERS:	
Dwelling facing	North
People per unit	Two adults, two children
Typical weather year	1951

* Figures shown in parentheses represent energy input to structure for each appliance (based on data in Reference 10).

The primary source of data used for the specification of low-rise building components was a very recent nationwide survey (Ref. 12) of builders who had built single-family, townhouse, and low-rise residences in the past year. This survey was performed from May 1975 to September 1975, and covered only dwelling units built during 1974. The survey was responded to by about 9000 builders, who had built approximately 200,000 dwelling units in 1974. Based on government figures of approximately 1,300,000 dwelling units built in 1974, this represents a composite sampling rate of approximately 14 percent nationwide. The city-specific response rates for low-rise buildings for the ten cities represented in this study vary considerably, from five percent in Los Angeles to 48 percent in Miami. Eight of the ten cities had response rates of at least 14 percent for low-rise buildings.

In the San Francisco metropolitan area, approximately 3600 low-rise units were built in 1974. Builders responding to this survey were responsible for 1066 of those units, giving a 30 percent sampling rate. In addition to this survey, HAI's previous low-rise data acquisition work for HUD (Ref. 13), wherein a similar specification was done for the Baltimore/Washington area, was consulted as a reference. Judgements based on previous experience were made where necessary to ensure compatibility among building elements.

The structural and energy use characteristics for the low-rise residence are presented in Table V. Figure 3 shows the arrangement and floor plan of the units within the building.

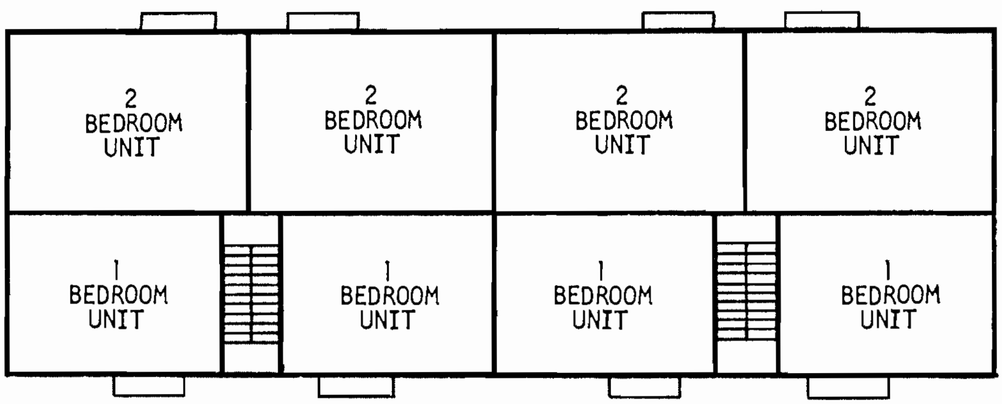

Figure 3. Floor Plan for Characteristic Low-Rise Structure

TABLE V. STRUCTURAL AND ENERGY CONSUMPTION PARAMETERS FOR TYPICAL LOW-RISE RESIDENCE IN THE SAN FRANCISCO AREA

GENERAL PARAMETERS:	
Arrangement	Twelve units around each enclosed stairwell. Two enclosed stairwells per building.
Number of stories	Three
Apartments	Twelve one-bedroom, Twelve two-bedroom

DIMENSIONAL PARAMETERS:

	Interior Units	End Units
Floor area, ft^2	525[1], 625[2]	525[1], 625[2]
Exterior wall area, ft^2	328[1], 185[2]	517[1], 374[2]
Window glass, ft^2	27[1], 32[2]	27[1], 32[2]
Door(s), steel, ft^2	20	20
Patio/balcony door(s), aluminum, ft^2	40	40
Roof area, ft^2	525[1], 625[2]	525[1], 625[2]
Story height, ft	9	9

CONSTRUCTION PARAMETERS:	
Construction type	Wood frame, 2x4 studs 16" on ctr
Foundation	Slab-on-grade
Exterior walls:	
Siding	Plywood
Sheathing	None
Insulation	3 1/2" fiberglass batt insulation
Inside surface	1/2" gypsumboard
Interior Walls:	1/2" gypsumboard, 2x3 studs 16" on ctr, 1/2" gypsumboard
Roof	Gable
Entrance doors, per unit	One
Windows and patio doors per unit:	
Glazing	Double patio, single window
Frames	Sliding, aluminum
Ceiling composition	Asphalt shingles, 1/2" plywood, air space, 6" fiberglass loose fill insulation, 1/2" gypsumboard
ENERGY CONSUMPTION PARAMETERS:*	
Electric metering	Individual (per apartment)
Equipment in each structure:	
Central heating system	Individual forced air furnace, gas
Hot water heater	Gas
Clothes washers	Electric
Clothes dryers	Electric
Equipment in each apartment:	
Cooling system	Individual unit, electric
Cooking range/oven	Electric (2000 Kw-hr/year)
Refrigerator	Electric (1400 Kw-hr/year).
Dishwasher	Electric (280 Kw-hr/year)
Lights	Electric (750[1], 900[2] Kw-hr/year)
TV	Electric (400 Kw-hr/year)
Misc. appliances**	Electric (1100 Kw-hr/year)
HEATING/COOLING LOAD PARAMETERS:	
Dwelling facing	North
People per unit	Two adults[1], Two adults & one child[2]
Typical weather year	1951

* Figures shown in parentheses represent energy input to structure for each appliance (based on data in Reference 10).

** Includes disposal, iron, coffee maker, etc.

1 One-bedroom apartment

2 Two-bedroom apartment

D. High-Rise Buildings

High-rise residences are defined as residential structures having more than four stories. They typically have mechanical elevation. High-rise buildings have traditionally been renter-occupied, but recent years have shown an increasing tendency towards owner-occupied, or condominium, units in many of the U.S. central cities.

In the San Francisco area, approximately 4000 multi-family dwelling units were constructed in 1974. Of these, approximately 400 dwelling units were in buildings which were of the high-rise type (Ref. 11). These estimates were not disaggregated by type of occupant (owner or renter).

The data acquisition for high-rise buildings was accomplished entirely by telephone communication with builders, architects, and engineering consultants in each of the ten cities studied. Sources were asked if their opinions on the characteristics of high-rise buildings in their city could be considered representative of the majority of such buildings in their city. Sufficient contacts were made to establish and verify a complete picture of high-rise residential building components selected for each city.

Three general observations on high-rise residential construction have been made from this informal sampling:

(1) Most cities have both condo (condominium, or owner-occupied) and rental units. Rental units include both private sector and public sector buildings (low-income or elderly housing).

(2) The major differences between high-rise rental and high-rise condo units were in size and utilities. Condo units tended to be larger, both in number of rooms and number of square feet, than rental units. Condo units also tended to have unitary heating and cooling equipment, whereas rental units tended to employ central equipment.

(3) High-rise residential buildings showed marked city-specific homogeneity in construction details, but were heterogeneous in facade, trim, geometry, and other surface features related to appearance.

It was concluded, especially for high-cost rental and condominum units, that the variety in appearance but not construction detail was attributable to the marketing needs of the developer. The potential high-rise occupant's purchase decision criteria, while bounded broadly by cost considerations, seem actually more related to considerations of status, uniqueness, etc.

In the San Francisco area, the typical high-rise structure was a 10 story building, comprised of 149 two bedroom and rental units. Table VI provides structural and energy consumption parameters for the typical high-rise building in San Francisco. Figure 4 shows the typical high-rise floor plan.

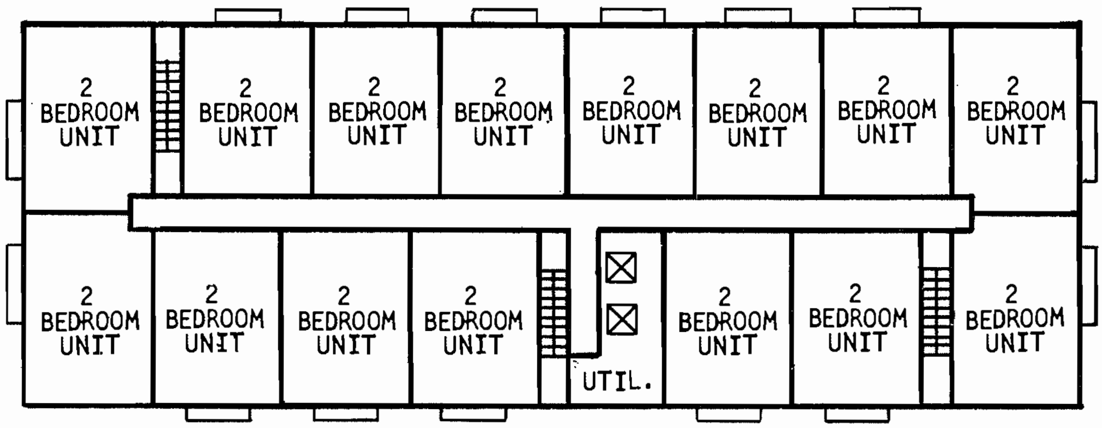

Figure 4. Floor Plan for Characteristic High-Rise Structure

TABLE VI. STRUCTURAL AND ENERGY CONSUMPTION PARAMETERS FOR TYPICAL HIGH-RISE RESIDENCE IN THE SAN FRANCISCO AREA

GENERAL PARAMETERS:

Arrangement	Rectangular structure, central hall on each floor, three stairwells, two elevators
Number of stories	Ten
Basement	Underground garage
Apartments	First floor: Fourteen two-bedroom Other floors: Fifteen two-bedroom Total 149

DIMENTIONAL PARAMETERS:

	Interior Apartments	End Apartments	Halls & Lobbies	Stairwells & Elevators	Utility Rooms
Floor area, ft^2	899	896	1935 (ff)* 1404 (of)**	824	667 (ff)* 299 (of)**
Exterior wall area, ft^2	190	420		180 (ff)* 240 (of)**	230 (ff)* 230 (of)**
Roof area, ft^2	899	896	1404	824	299
Window glass, ft^2	99	159			
Entrance doors, ft^2	20	20	20	20	20
Story height, ft	10	10	10	10	10

CONSTRUCTION PARAMETERS:

Frame	Reinforced concrete
Floors and roof deck	6" concrete deck
Exterior walls:	
Siding	6" precast concrete
Sheathing	None
Insulation	Air gap
Inside surface	1/2" gypsymboard
Roof	Flat, built-up roofing, 3" rigid insulation, air gap, 1/2" gypsumboard
Entrance doors:	
Apartments	One, metal
Lobby	Four, glass
Staircases	Three, steel
Windows:	
Glazing	Single
Frames	Sliding, aluminum

ENERGY CONSUMPTION PARAMETERS:***

Gas and Electric metering	Master (per structure)
Equipment in each structure:	
Central heating system	Gas, two-pipe, fan coil
Central cooling system	Electric
Hot water heater	Gas
Clothes washers	Electric
Clothes dryers	Electric
Elevators	Electric
Lights, signal system, miscellaneous appliances	Electric
Equipment in each apartment:	
Cooking range	Electric (2000 Kw-hr/year)
Refrigerator	Electric (1400 Kw-hr/year)
Dishwasher	Electric (280 Kw-hr/year)
Lights	Electric (1290 Kw-hr/year)
TV	Electric (400 Kw-hr/year)
Miscellaneous	Electric (1100 Kw-hr/year)

HEATING/COOLING LOAD PARAMETERS:

Dwelling facing	North
People per apartment	Two adults, one child
Typical weather year	1951

* ff = first floor

** of = other floors

*** Data shown in parentheses represents energy input to structure for each appliance. Data based on Reference 10.

IV. COMPUTATION OF HEATING AND COOLING ENERGY REQUIREMENTS

Annual heating and cooling loads and resultant energy requirements were calculated for each of the four characteristic residences defined in Chapter III for the San Francisco area. To determine the heating and cooling loads, or heat delivery/ removal requirements, for each residence, a time-response computer program was used. This computer program included subroutines for computing hourly load contributions throughout the year due to conduction, convection, air infiltration, radiation, and internal heat gain. Annual HVAC energy requirements were calculated from monthly heating and cooling loads by applying system and auxiliary component efficiencies and coefficients of performance appropriate for each characteristic residence. The computer program calculation procedures, and the results of these calculations, are discussed in the following sections.

A. Description of the Computer Program Used for Load Calculations

The Load Calculating Sub-Program (LCSP) of the Buildings Energy Analysis Model (BEAM) was developed at Hittman Associates, Inc., as a revised form of the original U.S. Postal Service program. The Load Calculation Sub-Program is a complex of heat transfer, environmental, and geometric subroutines which compute the heating and cooling loads for each space* at each hour. The input to the LCSP structure is the building surroundings, local weather, and the pertinent astronomy of the sun. The output consists of hourly weather and psychrometric data, sensible loads, latent loads, lighting loads (if applicable), and equipment and lighting power consumption for each space.

The Load Calculation Sub-Program consists of a set of subroutines, small programs (each of which performs an engineering calculation), and a main program which reads the required data, directs the flow of information from one subroutine to another, and writes the output on paper and magnetic tapes. Loads are computed on the basis of actual recorded weather data using the Convolution Principle. Weather data for the selected year is taken from magnetic tapes available from the National Climatic Center.

**Such a space is defined as a room or a group of rooms which are treated as a single load module by the LCSP.*

1. Hourly Weather Data

Weather tapes of past years are available for enough weather stations throughout the United States so that a tape is likely to be available for a station near the site of any building being considered. The Load Sub-Program uses weather tapes to realistically simulate the changing meteorological conditions to which the building is continuously exposed. The data read from the weather tape and a brief summary of the uses to which they are put are listed below:

(a) Dry-bulb temperature (used in computing heat transfer and sensible loads)

(b) Wet-bulb temperature (used in computing humidity ratio and latent loads)

(c) Wind velocity (used in computing outside surface heat transfer film coefficient and infiltration rate)

(d) Wind direction (used in computing infiltration rate)

(e) Barometric pressure (used in computing density of air)

(f) Cloud type and amount (used in computing heat gain and heat loss by radiation between the building and the sky)

2. Hourly Solar Radiation Data

The amount of heat gained by the building through an exterior surface (roof, exterior walls, or windows) depends upon the radiant environment to which the surface is exposed. This radiant environment may be simulated more accurately by a computer than by hand calculations because the computer can evaluate the components of the radiant environment on an hourly basis. The program makes hourly calculations of the following components of the radiant environment for each exterior surface:

(a) Angle of incidence of the sun's rays

(b) Direct normal intensity

(c) Brightness of sky and ground

(d) Re-radiation to sky

(e) Shadows cast upon the surface

By combining these data with such constants of the surface as emissivity, shape factor between surface and sky, and shape factor between surface and ground, the program arrives at hourly radiation fluxes.

3. Infiltration Support Program

The mathematical model of this computer program is basically a mass flow balance network. Major components are exterior walls, walls of vertical shafts, floors, leakage areas in the major separations which are lumped together and represented bv orifice areas, and ventilation systems.

The value of outside absolute pressure is taken as normal atmospheric pressure. Outside air pressures at other levels depend on the density of outside air and on wind pressure (depending on wind speed and direction). Inside pressures on the floor at various levels are interrelated by the weight of the column of inside air between levels and the pressure drop across the intervening floors. Inside pressures in the shaft at various levels are interrelated only by the weight of the column of shaft air, assuming no frictional pressure drop in the vertical shaft. The flows through the orifices are computed at hourly intervals.

The program is designed to permit variation in the number of floors and shafts, size of orifice areas, and pressurization levels induced by mechanical ventilation.

B. Calculation of Heating and Cooling Loads and Energy Requirements

The annual heating and cooling loads and subsequent energy requirements for the four characteristic residences in the San Francisco area were calculated for the 1951 San Francisco weather year. The method used for making the calculations was a two step process. First, hourly heating and cooling loads were calculated for each space in each of the characteristic residences using the LCSP program described previously. Appropriate structural properties and design data for each respective residential building type in the San Francisco area, as well as daily internal load profiles for lights, appliances, and occupants in the area, were all prepared as input to the LCSP. In the second step, the energy required to meet the heating and cooling loads was calculated. These calculations required the various system capacities, efficiencies and performance characteristics for the heating, cooling, and ventilation system characterized for each of the four residences.

1. Heating and Cooling Load Calculations

The structural parameters and floor plan configurations defined for each characteristic house in Chapter III were used in formulating inputs to the load calculating computer program. Detailed performance parameters were defined as shown in Tables VII, VIII, IX, and X, including total U values for the walls, roof, floors, and doors; material conductivities, densities, specific heats; and R values as appropriate.

Internal load profiles for lights, appliances, and occupants were taken from Reference 12. These profiles were varied for weekdays and weekends throughout the year. A constant thermostat set point of 72°F was established for both the heating and cooling season. All loads tending to decrease the internal temperature were defined as heating loads, and all loads tending to increase the internal temperature were cooling loads. For example, cold air infiltrating from outside the heating space would contribute as a heating load, whereas an internal load would contribute as a cooling load. In calculating the loads, it was assumed that all windows in the residences remained closed throughout the year.

Monthly and annual heating and cooling loads for the four characteristic structures are shown in Table XI. Annual loads per average dwelling unit for the single-family, townhouse, low-rise, and high-rise characteristic structures are also given. It should be noted that, in subsequent calculations of energy requirements, it was assumed that very small loads occurring during some months would not be met by the buildings' HVAC systems.*

**For example, a small cooling load in January, caused by internal heat gain, would not be met by the air-conditioning system, but rather by opening the building's windows.*

TABLE VII. SAN FRANCISCO CHARACTERISTIC SINGLE-FAMILY RESIDENCE STRUCTURAL PARAMETERS

Components	"U" Value (Btu/hr-ft^2-°F)	Thickness (ft)	Conductivity (Btu/hr-ft-°F)	Density (lb/ft^3)	Specific Heat (Btu/lb-°F)	"R" Value (hr-ft^2-°F/Btu)
Wall						
Stucco		0.083	0.417	116.	0.19	---
3½" Batt Insulation	0.086	0.292	0.0265	3.	0.18	---
Gypsumboard		0.042	0.093	50.	0.26	---
Roof						
Wood Shakes		0.073	0.065	48.	0.31	---
Spaced Boards		0.033	0.085	48.	0.45	---
Air Space	0.067	---	---	---	---	0.96
Loose Fill Insulation		0.333	0.0274	10.	0.18	---
Gypsumboard		0.042	0.093	50.	0.26	---
Door						
Wood Frame	0.67	---	---	---	---	---
Floor						
Concrete Slab	0.10	---	---	---	---	---

TABLE VIII. SAN FRANCISCO CHARACTERISTIC TOWNHOUSE RESIDENCE STRUCTURAL PARAMETERS

Components	"U" Value (Btu/hr-ft^2-°F)	Thickness (ft)	Conductivity (Btu/hr-ft-°F)	Density (lb/ft^3)	Specific Heat (Btu/lb-°F)	"R" Value (hr-ft^2-°F/Btu)
Wall	0.074					
Wood Siding		0.042	0.065	32.	0.31	---
Insulation Board		0.042	0.032	18.	0.31	---
3½" Batt Insulation		0.292	0.0265	3.	0.18	---
Gypsumboard		0.042	0.093	50.	0.26	---
Roof	0.070					
Wood Shakes		0.073	0.065	48.	0.31	---
Wood Sheathing		0.042	0.065	34.	0.29	---
Air Space		---	---	---	---	0.96
3½" Batts		0.292	0.0265	3.	0.18	---
Gypsumboard		0.042	0.093	50.	0.26	---
Door						
Wood Frame	0.67	---	---	---	---	---
Floor						
Concrete Slab	0.10	---	---	---	---	---

TABLE IX. SAN FRANCISCO CHARACTERISTIC LOW-RISE RESIDENCE STRUCTURAL PARAMETERS

Components	"U" Value (Btu/hr-ft^2-°F)	Thickness (ft)	Conductivity (Btu/hr-ft-°F)	Density (lb/ft^3)	Specific Heat (Btu/lb-°F)	"R" Value (hr-ft^2-°F/Btu)
Wall						
Plywood		0.052	0.065	34.	0.29	---
3½" Batt Insulation	0.081	0.292	0.0265	3.	0.18	---
Gypsumboard		0.042	0.093	50.	0.26	---
Roof						
Asphalt Shingles		0.042	0.096	99.	0.26	---
Plywood Sheathing		0.042	0.065	34.	0.29	---
Air Space		---	---	---	---	0.96
Loose Fill Insulation	0.048	0.50	0.0274	10.	0.18	---
Gypsumboard		0.042	0.093	50.	0.26	---
Door						
Wood Frame	0.67	---	---	---	---	---
Floor						
Concrete Slab	0.10	---	---	---	---	---

TABLE X. SAN FRANCISCO CHARACTERISTIC HIGH-RISE RESIDENCE STRUCTURAL PARAMETERS

Components	"U" Value (Btu/hr-ft²-°F)	Thickness (ft)	Conductivity (Btu/hr-ft-°F)	Density (lb/ft³)	Specific Heat (Btu/lb-°F)	"R" Value (hr-ft²-°F/Btu)
Wall	0.447					
Precast Concrete		0.417	0.54	144.	0.16	---
Air Space		---	---	---	---	1.01
Gypsumboard		0.042	0.093	50.	0.26	---
Roof	0.160					
Built-up Roof		0.031	0.094	70.	0.35	---
1½" Rigid Insulation		---	---	---	---	4.17
2" Concrete Deck		0.167	0.54	144.	0.16	---
Air Gap		---	---	---	---	0.96
Gypsumboard		0.042	0.093	50.	0.26	---
Floor	0.450					
6" Concrete Deck		0.500	0.54	144.	0.16	---
Carpet/Padding		0.065	0.50	10.	0.34	---

The percentage of heating loads due to the infiltration of outside air through windows, doors, and walls, as well as mechanical ventilation, is shown below for each residential building type. These percentages represent the portions of the total annual loads for the entire building which can be attributed to air infiltration.

PERCENTAGE OF TOTAL ANNUAL HEATING AND COOLING LOADS ATTRIBUTED TO AIR INFILTRATION

	Heating Load
Single-Family	38
Townhouse	48
Low-Rise	68
High-Rise	52

In order to better compare infiltration loads among the four building types, the annual infiltration loads on a per square foot basis are also presented.

TOTAL ANNUAL HEATING AND COOLING INFILTRATION LOADS PER UNIT FLOOR AREA (THERM/SQ FT)

	Heating Load
Single-Family	0.14
Townhouse	0.07
Low-Rise	0.03
High-Rise	0.10

These infiltration loads relate fairly closely to a ratio of building exterior opening area (exterior windows and doors) to building floor area. The single-family structure exhibits the highest exterior opening area to floor area and correspondingly has a high infiltration load per unit floor area. Similarily, the exterior opening area ratio is progressively lower in the townhouse structure and the low-rise structure, with correspondingly decreasing unit floor area infiltration loads. Due to the partial pressurization caused by forced ventilation and the higher stack effect, this comparison is not quite valid for the high-rise structure.

The cooling loads due to infiltration were negligible for each building type due to the typically cool summer ocean breezes in San Francisco.

TABLE XI. HEATING AND COOLING LOADS FOR CHARACTERISTIC SAN FRANCISCO RESIDENTAL STRUCTURES - LOADS ARE GIVEN IN THERMS

Month	Single-Family		Townhouse		Multifamily Low-Rise		Multifamily High-Rise	
	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling
January	62.5	0.0	182.7	4.1	113.4	120.2	4721.1	98.6
February	57.8	0.2	158.2	15.7	100.8	148.9	3814.4	244.6
March	57.7	3.0	161.7	46.7	101.5	196.0	3853.0	409.7
April	55.5	0.5	140.7	11.8	83.3	134.1	3873.6	65.5
May	34.7	4.2	79.1	57.8	25.2	258.4	2043.0	592.5
June	27.9	5.2	59.5	66.3	17.6	263.5	1864.4	444.8
July	25.1	5.1	49.8	98.6	13.6	273.7	2041.0	503.5
August	12.5	15.7	23.2	147.9	4.0	392.7	1257.6	1133.8
September	12.5	16.2	19.8	153.0	3.6	402.9	1297.7	1292.4
October	16.5	16.8	35.7	161.5	7.7	408.0	1554.6	1475.4
November	34.3	3.4	85.4	44.2	37.1	240.4	2625.7	490.8
December	56.7	0.0	172.9	0.0	116.2	140.5	4887.5	159.9
Annual Load	453.7	70.3	1168.7	807.6	624.0	2979.3	33833.6	6010.5
Annual Load Per Unit	453.7	70.3	146.0	100.9	26.0	124.1	227.0	40.3

2. Calculated Energy Consumption for Heating and Cooling the Characteristic Residences

The energy consumptions required to heat, cool, and ventilate the characteristic residences were determined using the previously calculated heating and cooling loads. The heating, cooling, and ventilation equipment used in the residences are described below. For both heating and cooling, the thermostat was assumed to be set at 72°F. A thirty-one percent electricity conversion/transmission efficiency, and three percent gas pipeline losses, were assumed for conversion of units of in-structure energy to units of primary energy.

a. Single-Family Detached

Heating - gas fired furnace, forced air system;
loads not met between July 20 and October 20;
efficiency = 0.7

Cooling - central, electric, forced air system;
loads not met between October 20 and July 20;
C.O.P. = 1.7

b. Townhouse

Heating - gas fired furnace, forced air system;
loads not met between June 20 and October 20;
efficiency = 0.7

Cooling - central, electric, forced air system;
loads not met between May 5 and October 20;
C.O.P. = 1.7

c. Low-Rise

Heating - individual gas fired furnaces, forced air system;
loads not met between May 5 and October 20;
efficiency = 0.7

Cooling - individual electric units;
loads not met between October 20 and May 5;
C.O.P. = 1.7

d. High-Rise

Heating - central gas fired furnace, 2-pipe fan coil system; loads were met all year; efficiency = 0.7

Cooling - central, electric, forced air system; loads not met between October 15 and August 15;
efficiency = 3.2

Detailed analyses of the energy consumed for heating and cooling of the San Francisco characteristic single-family, townhouse, low-rise, and high-rise residences are shown in Tables XII, XIII, XIV, and XV, respectively. The following data are presented for each residence:

(a) Monthly and annual energy consumption of each major component of the heating, cooling, and ventilation system

(b) Monthly and annual consumption of primary* gas and electric energy used for heating, cooling, and ventilation

(c) Annual average in-structure energy consumption per apartment for each major component of the heating, cooling, and ventilation system

(d) Annual average in-structure energy consumption per square foot of total floor area for each major component of the system

(e) Annual primary energy required per apartment

(f) Annual primary energy required per square foot of total floor area

---

**Primary energy is defined as the input energy to generation plants or was distribution centers; electrical generation was assumed to require 10,910 Btu/Kw-hr consumed within the structure (31 percent thermal efficiency) and gas distribution was assumed to be 97 percent efficient.*

TABLE XII. HEATING AND COOLING ENERGY CONSUMPTION IN THE SAN FRANCISCO CHARACTERISTIC SINGLE-FAMILY RESIDENCE

	ENERGY CONSUMPTION IN THERMS			PRIMARY ENERGY IN THERMS		
Month	Heating	Cooling	Total*	Gas	Electric	Total*
January	89	0	89	92	0	92
February	82	0	82	85	0	85
March	82	0	82	84	0	84
April	79	0	79	81	0	81
May	49	0	49	51	0	51
June	39	0	39	41	0	41
July	35	3	38	36	9	45
August	0	9	9	0	29	29
September	0	9	9	0	30	30
October	23	9	32	24	31	55
November	49	0	49	50	0	50
December	81	0	81	83	0	83
Annual Consumption	608	30	638	627	99	726
Average Annual Consumption Per Square Foot	0.42	0.02	0.44	0.43	0.07	0.50

Electric energy consumed by furnace fan was negligible compared to total energy consumption so it was not considered.

TABLE XIII. HEATING AND COOLING ENERGY CONSUMPTION IN THE SAN FRANCISCO CHARACTERISTIC TOWNHOUSE

Month	Energy Consumption in Therms			Primary Energy in Therms		
	Heating	Cooling	Total*	Gas	Electric	Total*
January	261	0	261	269	0	269
February	226	0	226	233	0	233
March	231	0	231	238	0	238
April	201	0	201	208	0	208
May	113	0	113	116	0	116
June	85	39	124	87	126	213
July	0	58	58	0	188	188
August	0	87	87	0	280	280
September	0	90	90	0	292	292
October	51	95	146	52	309	361
November	122	0	122	125	0	125
December	247	0	247	254	0	254
Annual Consumption	1537	369	1906	1582	1195	2777
Average Annual Consumption Per Unit	192	46	238	197	149	347
Average Annual Consumption Per Square Foot	0.14	0.04	0.18	0.15	0.11	0.26

**Electric energy consumed by the furnace fan was negligible compared to total energy consumption and was not considered.*

TABLE XIV. HEATING AND COOLING ENERGY CONSUMPTION IN THE SAN FRANCISCO CHARACTERISTIC LOW-RISE

Month	Energy Consumption in Therms			Primary Energy in Therms		
	Heating	Cooling	Total*	Gas	Electric	Total*
January	162	0	162	167	0	167
February	144	0	144	148	0	148
March	145	0	145	149	0	149
April	119	0	119	122	0	122
May	36	152	188	37	490	527
June	0	155	155	0	500	500
July	0	161	161	0	519	419
August	0	231	231	0	745	745
September	0	237	237	0	764	764
October	11	240	251	11	774	785
November	53	0	53	54	0	54
December	166	0	166	171	0	171
Annual Consumption	1672	1176	2848	859	3792	4649
Average Annual Consumption Per Unit	69	49	118	35	158	193
Average Annual Consumption Per Square Foot	0.12	0.08	0.21	0.06	0.27	0.34

**Electric energy consumed by the furnace fan was negligible compared to total energy consumption and was not considered.*

TABLE XV. HEATING AND COOLING ENERGY CONSUMPTION IN THE SAN FRANCISCO CHARACTERISTIC HIGH-RISE

Month	Energy Consumption in Therms				Primary Energy in Therms		
	Heating	Cooling	Fans	Total	Gas	Electric	Total
January	6744.4	0.0	710.0	7454.4	6952.9	2290.3	9243.2
February	5449.1	0.0	614.3	6063.4	5617.6	1981.6	7599.2
March	5504.2	0.0	681.4	6185.6	5674.4	2198.0	7872.4
April	5533.7	0.0	682.0	6215.7	5704.8	2200.0	7904.8
May	2918.5	0.0	529.3	3447.8	3008.7	1707.4	4716.1
June	2663.4	0.0	506.5	3169.9	2745.7	1633.8	4379.5
July	2915.7	0.0	529.2	3444.9	3005.8	1707.0	4712.8
August	1796.5	354.3	564.0	2716.4	1852.0	2967.4	4819.4
September	1853.3	403.8	617.6	2810.6	1911.1	3086.4	4997.5
October	2220.8	461.0	267.6	3217.1	2289.4	3212.9	5582.3
November	3751.0	0.0	620.2	4371.2	3867.0	2000.6	5867.6
December	6982.1	0.0	715.5	7697.6	7198.0	2308.0	9506.0
Annual Consumption	48333.2	1219.1	7242.3	56794.6	49827.4	27293.4	74124.4
Average Annual Consumption Per Unit	324.4	8.2	48.6	381.2	334.4	183.2	497.5
Average Annual Consumption Per Square Foot*	0.30	0.1	0.04	0.35	0.31	0.16	0.47

Halls, lobbies and stairwells included.

TABLE XVI. COMPARISON OF THE ENERGY REQUIREMENTS FOR HEATING AND COOLING THE CHARACTERISTIC SAN FRANCISCO RESIDENCES

Residence Type	In-Structure Energy Consumption in Therms			Primary Energy Consumption in Therms		
	Per Unit	Per Sq Ft of Floor Area	Per Occupant	Per Unit	Per Sq Ft of Floor Area	Per Occupant
Single-Family	638	0.44	160	726	0.50	181
Townhouse	238	0.18	60	347	0.26	87
Low-Rise	118	0.21	47	193	0.34	77
High-Rise	381	0.35	127	498	0.47	166

Annual in-structure and primary energy requirements for the characteristic residences are compared in Table XVI. Comparisons were made for both in-structure and primary energy consumptions based on "per unit," "per square foot of floor area," and "per occupant" consumptions. It should be noted that each basis for comparison normalizes all parameters such as apartment size, number of occupants, and external wall area per unit. When comparing the primary energy consumptions of the residences, the "per unit" consumption for the single-family was the highest, and the low-rise's consumption was the lowest. The ratios of floor areas* for individual units for the single-family, townhouse, low-rise, and high-rise were 1.00, 0.90, 0.67, 0.74 whereas the corresponding ratios for "per unit" primary energy consumption were 1.00, 0.49, 0.27, 0.68. The dissimilarity of the above two groups of ratios shows that the differences in energy consumption "per unit" cannot be attributed only to differences in floor area.

When comparing the energy consumption of the San Francisco residences on the basis of floor area, the single-family detached had the greatest consumption of in-structure and primary energy and the townhouse the least.

When comparing the primary energy consumption of the residences on the basis of number of occupants, the low-rise had the lowest and the single-family had the highest consumption per occupant. The number of occupants for the various residences were defined as four per single-family unit, four per townhouse, 2.5 per low-rise apartment, and three per high-rise apartment. The above occupancy density was assumed as reasonable based on the number of bedrooms per residence. Any change in the above occupancy densities could have a marked effect on the relative consumption of energy per occupant.

**In the high-rise residences; the hall, lobby, and stairwell floor areas were assigned in equal portions to each dwelling unit.*

V. ENERGY CONSUMPTION OF IMPROVED SAN FRANCISCO RESIDENCES

Heating and cooling loads and energy consumptions were calculated for improved versions of the single-family detached, townhouse, low-rise, and high-rise structures. The basis for selection of improvements was that they must provide reduction of primary energy consumed for heating, cooling, and ventilation; be currently technically feasible; and not restrict the life-styles of the residents. Improvements considered for inclusion in the improved residences included structural modifications and changes in the comfort control systems.

A. Definition of Improved Residences

The improved residences included changes designed to reduce energy consumption attributed to windows, walls, roofs, floors, infiltration, direct solar radiation, heating systems, cooling systems, and ventilation systems.

1. Structural Modifications

The structural modifications selected for the improved versions of the characteristic single-family, townhouse, low-rise, and high-rise were as follows:

(a) 25 percent reduction of window area

(b) Addition of weatherstripping to reduce infiltration

(c) Increase the thermal resistance ("R" value) of the ground floor, walls and roof insulation as follows:

	Ground Floor	Walls	Roof
Single-family	11	17	27
Townhouse	11	17	27
Low-Rise	11	17	27
High-Rise	11	12	17

All other structural, design, and internal load parameters previously defined for the characteristic residences remained unchanged.

2. System Modifications

The system modifications selected for the improved verions of the characteristic residences were improved furnace efficiency and cooling C.O.P. as in table below:

(a) Improved Single-Family Detached

Heating efficiency = 0.83

Cooling C.O.P. = 2.7

(b) Improved Townhouse

Heating efficiency = 0.83

Cooling C.O.P. = 2.7

(c) Improved Low-Rise

Heating efficiency = 0.83

Cooling C.O.P. = 2.7

(d) Improved High-Rise

Heating efficiency = 0.78

Cooling C.O.P. = 3.2 exists

These improvements were summarized in table form in Table II.

B. Calculation of Loads and Energy Consumption of Improved Residences

The computation methods used for evaluating the modified residences were the same as those used for calculating the loads and energy consumption of the characteristic residences; that is, the hourly loads and energy consumption were calculated for the full weather year using the computer program described in Chapter III, and the only changes in the computations were those required to model the respective modifications.

Monthly and annual heating and cooling loads for the modified single-family, townhouse, low-rise, and high-rise structures are delineated in Table XVII. Annual loads are also given for the average dwelling unit within each type of structure. Comparison of these modified structure loads with the loads for the characteristic structures taken from Table XI reveals that the modified San Francisco structures generally have achieved lower heating loads only at the cost of higher cooling loads. As will be discussed, however, annual energy consumption in the modified residences was dramatically lower than in the characteristic residences.

Detailed energy consumption data for heating and cooling the modified San Francisco structures are shown in Tables XVIII, XIX, XX, and XXI. These analyses included computation of monthly and annual in-structure energy consumption for heating, cooling, and ancillaries; monthly and annual primary energy consumption by type of energy; annual energy consumption per average dwelling unit; and annual average energy consumption per unit floor area.

Annual in-structure and primary energy consumption for the modified residences are compared in Table XXII. Useful comparisons may also be drawn between these results and the analogous results for the San Francisco characteristic residences, shown previously in Table XVI.

TABLE XVII. HEATING AND COOLING LOADS FOR IMPROVED SAN FRANCISCO RESIDENTIAL STRUCTURES

Month	Single-Family		Townhouse		Multifamily Low-Rise		Multifamily High-Rise	
	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling
January	36.5	0.0	83.8	18.2	45.6	150.8	2249.8	286.2
February	33.5	0.4	73.0	31.8	46.7	192.3	1791.4	474.6
March	33.7	3.0	75.5	57.4	44.6	235.6	1808.2	614.1
April	32.1	0.6	57.5	27.4	27.4	195.5	1712.4	226.1
May	18.1	4.7	26.7	82.5	8.1	310.7	811.9	1063.6
June	14.2	6.1	18.3	92.9	3.1	319.1	725.6	1117.4
July	12.2	6.2	14.2	105.5	0.8	340.6	794.9	1074.5
August	5.1	17.1	4.9	168.3	0.0	433.8	470.3	1779.2
September	5.1	17.4	4.4	176.0	0.0	432.8	470.3	1855.8
October	7.7	17.8	12.2	177.3	2.6	437.7	635.2	1878.2
November	17.7	4.4	32.5	81.7	9.7	296.3	1221.6	824.5
December	32.8	0.3	87.9	30.2	45.9	195.9	2353.2	360.6
Annual Load	248.7	78.0	490.9	1049.1	234.5	3540.5	15035.1	11554.8
Annual Load per Dwelling Unit	248.7	78.0	61.3	131.1	9.7	147.5	100.9	77.5

TABLE XVIII. HEATING AND COOLING ENERGY CONSUMPTION IN THE IMPROVED SAN FRANCISCO SINGLE-FAMILY RESIDENCE

	ENERGY CONSUMPTION IN THERMS			PRIMARY ENERGY IN THERMS		
Month	Heating	Cooling	Total*	Gas	Electric	Total*
January	43.9	0.0	43.9	45.2	0.0	45.2
February	40.3	0.0	40.3	41.5	0.0	41.5
March	40.6	0.0	40.6	41.8	0.0	41.8
April	38.7	0.0	38.7	39.9	0.0	39.9
May	21.8	0.0	21.8	22.5	0.0	22.5
June	17.1	0.0	17.1	17.6	0.0	17.6
July	14.7	2.3	17.0	15.1	7.4	22.5
August	0.0	6.3	6.3	0.0	20.3	20.3
September	0.0	6.4	6.4	0.0	20.6	20.6
October	9.3	6.6	15.9	9.6	21.3	30.9
November	21.3	0.0	21.3	21.9	0.0	21.9
December	39.5	0.0	39.5	40.7	0.0	40.7
Annual Consumption	287.2	21.6	308.8	295.8	69.6	365.4
Average Annual Consumption Per Square Foot	0.20	0.01	0.21	0.20	0.05	0.25

Electric energy consumed by furnace fan was negligible compared to total energy consumption so it was not considered.

TABLE XIX. HEATING AND COOLING ENERGY CONSUMPTION IN THE SAN FRANCISCO IMPROVED TOWNHOUSE

Month	Energy Consumption in Therms			Primary Energy in Therms		
	Heating	Cooling	Total*	Gas	Electric	Total*
January	100.9	0.0	100.9	104.0	0.0	104.0
February	87.9	0.0	87.9	90.6	0.0	90.6
March	90.9	0.0	90.9	93.7	0.0	93.7
April	69.3	0.0	69.3	71.4	0.0	71.4
May	32.1	0.0	32.1	33.0	0.0	33.0
June	22.0	34.4	56.4	22.7	110.9	133.6
July	0.0	39.0	39.0	0.0	125.8	125.8
August	0.0	62.3	62.3	0.0	200.9	200.9
September	0.0	65.2	65.2	0.0	210.3	210.3
October	14.7	65.6	80.3	15.1	211.6	226.7
November	39.1	0.0	39.1	40.3	0.0	40.3
December	105.9	0.0	105.9	109.2	0.0	109.2
Annual Consumption	562.8	266.5	790.2	580.0	859.5	1399.2
Average Annual Consumption Per Unit	70.3	33.3	98.7	72.5	107.4	174.9
Average Annual Consumption Per Square Foot	0.05	0.03	0.08	0.05	.08	0.13

**Electric energy consumed by the furnace fan was negligible compared to total energy consumption and was not considered.*

TABLE XX. HEATING AND COOLING ENERGY CONSUMPTION IN THE SAN FRANCISCO IMPROVED LOW-RISE

Month	Energy Consumption in Therms			Primary Energy in Therms		
	Heating	Cooling	Total*	Gas	Electric	Total*
January	54.9	0.0	54.9	56.6	0.0	56.6
February	56.2	0.0	56.2	57.9	0.0	57.9
March	53.7	0.0	53.7	55.3	0.0	55.3
April	33.0	0.0	33.0	34.0	0.0	34.0
May	9.7	115.0	124.7	10.0	370.9	380.9
June	0.0	118.2	118.2	0.0	381.3	381.3
July	0.0	126.0	126.0	0.0	406.4	406.4
August	0.0	160.4	160.4	0.0	518.3	518.3
September	0.0	160.3	160.3	0.0	517.0	517.0
October	3.1	162.1	165.2	3.2	522.9	526.1
November	11.7	0.0	11.7	12.0	0.0	12.0
December	55.3	0.0	55.3	57.0	0.0	57.0
Annual Consumption	277.6	842.0	1111.9	286.0	2715.9	3020.8
Average Annual Consumption Per Unit	11.5	35.0	46.5	11.9	113.1	125.0
Average Annual Consumption Per Square Foot	0.01	0.03	0.05	0.01	0.11	0:13

**Electric energy consumed by the furnace fan was negligible compared to total energy consumption and was not considered.*

TABLE XXI. HEATING AND COOLING ENERGY CONSUMPTION IN THE SAN FRANCISCO IMPROVED HIGH-RISE

Month	Energy Consumption in Therms				Primary Energy in Therms		
	Heating	Cooling	Fans	Total	Gas	Electric	Total
January	2884.3	0.0	620.9	3505.2	2973.5	2002.9	4976.4
February	2296.6	0.0	548.5	2845.1	2367.6	1769.3	4136.9
March	2318.2	0.0	607.8	2926.0	2389.9	1960.6	4350.5
April	2195.4	0.0	585.4	2780.8	2263.3	1888.4	4151.7
May	1040.9	0.0	485.9	1526.8	1073.0	1567.4	2640.4
June	930.2	0.0	467.8	1398.0	958.9	1509.0	2467.9
July	1019.1	0.0	487.0	1578.1	1050.6	1570.9	2621.5
August	590.5	556.0	572.6	1719.1	608.7	3640.6	4249.3
September	602.9	579.9	556.7	1739.5	621.5	3666.4	4287.9
October	814.3	587.0	578.4	1979.7	839.5	3759.3	4598.8
November	1566.1	0.0	571.4	2137.5	1614.5	1843.2	3457.7
December	3016.9	0.0	623.9	3640.8	3110.2	2012.6	5122.8
Annual Consumption	19347.4	1722.9	6706.3	27776.6	19871.2	27190.6	47061.8
Average Annual Consumption Per Unit	129.8	11.5	45.0	186.4	133.3	182.5	315.8
Average Annual Consumption Per Square Foot*	0.11	0.01	0.04	0.17	0.12	0.16	0.28

Halls, lobbies and stairwells included.

TABLE XXII. COMPARISON OF THE ENERGY REQUIREMENTS FOR HEATING AND COOLING THE IMPROVED SAN FRANCISCO RESIDENCES

Residence Type	In-Structure Energy Consumption in Therms			Primary Energy Consumption in Therms		
	Per Unit	Per Sq Ft of Floor Area	Per Occupant	Per Unit	Per Sq Ft of Floor Area	Per Occupant
Single-Family	287	0.21	73	365	0.25	91
Townhouse	98	0.08	26	175	0.13	43
Low-Rise	47	0.05	19	125	0.11	45
High-Rise*	186	0.17	62	316	0.28	105

*Floor area includes halls, stairwells and lobbies.

Comparison of the primary energy consumption of the improved San Francisco residences (Table XXII), shows the following:

(1) In terms of primary energy per dwelling unit, the low-rise units used the least, followed by the townhouse, high-rise, and single-family, in that order.

(2) In terms of primary energy per unit floor area, the low-rise used the least energy, followed by the townhouse, then by the single-family and finally by the high-rise (at almost three times the energy use per unit floor area than was used by the low-rise).

(3) In terms of primary energy per occupant, the townhouse (4 occupants) used the least energy, followed by the low-rise (2.5 occupants), the single-family (4 occupants) and the high-rise (3 occupants), in that order. As previously stated, however, this measure is highly dependent on the number of occupants assumed per dwelling unit and is limited in usefulness as a metric for comparison.

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