



## Age of HVAC Systems and New Technology

Your aging HVAC system may be costing you. There are many benefits to performing routine maintenance on your HVAC (Heating, Ventilating and Air Conditioning) system.

If reducing the risk of water damage to your building and contents isn't motivation enough, perhaps the cost savings in your utility bills will win you over.

Buildings and HVAC systems age at different rates. An aging HVAC system may not be able to meet the environmental needs of the building today. Changes to windows, space use, office equipment, occupancy and other modifications can have a significant impact on the demands, efficiency and water management performance of HVAC systems.

Many of the new HVAC equipment technologies available today are vastly more energy efficient than those of just a few years ago. You can find more information about the potential cost savings of purchasing a new system at [www.energystar.gov](http://www.energystar.gov).

Whether you purchase a new system or keep the one you have, regular check ups of key building systems help keep operating costs low and protect against expensive catastrophic equipment failure.

- » Regularly audit your HVAC equipment to identify components that may need to be updated.
  - How old is the water pump?
  - Is the compressor on its last legs?
  - Are all drains in good shape?

One of the best ways to minimize a building's risk of water damage is to develop, maintain, and follow a systematic equipment inspection and maintenance schedule. Make a checklist that includes the known or estimated dates each key HVAC component was installed and when they should be replaced.

- » A simple checklist with suggested timing of monthly, seasonal, or annual events should be accompanied by:
  - A written preventive maintenance program, with operating manuals and specifications for each piece of equipment, including model and serial numbers.
  - Required spare parts, equipment specifications, and a parts suppliers list.
  - An equipment history record file, noting dates of installation and repair history.
  - Air balancing reports and airflow specifications.
  - 'As-built' blueprints and system operation plans for mechanical, electrical, and plumbing systems.

Many modern HVAC systems are complex and require the skills of a trained professional. If your on-site maintenance staff is not fully familiar with HVAC systems, hire a professional before you are faced with a system failure or water management crisis.

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For more information about American Family's Loss Control Services, visit [www.amfam.com](http://www.amfam.com)

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The recommendations printed here follow generally accepted safety standards. Compliance with these recommendations does not guarantee that you will be in conformance with any building code, or federal, state or local regulations regarding safety or fire. Compliance does not ensure the absolute safety of you, your operations or place of business.