



Operation & Maintenance Plan Energy Efficient Building Envelope (Code 672)

Expected Lifespan

The minimum expected lifespan of this practice is at least 10 year(s).

General Recommendations

A properly operated and maintained **Building Envelope Improvement System** is an asset to your property. The purpose of this practice is to modify or retrofit the building envelope of an existing structure to improve efficiency of on-farm energy use. The life of the practice can be assured and usually extended by developing and carrying out a good operation and maintenance program.

This practice will require you to perform periodic operation and maintenance to maintain satisfactory performance. The following are some requirements to help you develop a good operation and maintenance program.

Inspection and Maintenance

- Inspect after significant storm events, extended periods where components are not operated, and at minimum annually to identify repair and maintenance needs.
- Routinely inspect and promptly repair any damage to all installations as recommended by the manufacturer.
- Regularly inspect and perform maintenance, as necessary, on critical control devices associated with the building envelope system.
- Implement a rodent and insect infestation control program, as needed, to minimize damage to the building envelope.
- Regularly inspect insulation to ensure it evenly covers building envelope spaces and repairing damaged material and components as necessary.
- Regularly check for tears and repairing or replacing torn vapor barrier or energy screen material.
- Periodically clean exposed insulation, doors, windows, and energy screens or curtains according to the manufacturer's recommendations.
- Conduct an annual visual inspection, fogger, or pressure test for leaks in the building envelope.
- Conduct an annual visual inspection of tape, foam, or sealant to check for degradation or damage. Promptly repair any damage or degradation.
- Conduct an annual visual inspection along edges of energy screen seals.
- Maintain records to document the implementation of energy improvements for a minimum of three years:
 - Utility bills, fuel purchases, and yield of agricultural commodities produced in the building.
 - Documentation of maintenance conducted on the building envelope improvement and related components or devices.

Operation, Maintenance, and Inspection Costs

- It is estimated that the annual time to routinely inspect and make minor repairs to your Building Envelope Improvements will be:
 - Inspection = 2 hours/year/improvement
 - Minor Repairs = 2 hours/year/improvement
 - Major Repairs or damage will require extra time and materials.
- Most minor repairs can be made by the operator using basic hand tools. However, major repairs to siding, screens, insulation, etc. may require hiring a professional experienced in these repairs and improvements.

Specific Site Requirements