

---

# BISCUIT: Building Intelligent System Customer Investment Tools

---

Ming Jin<sup>1</sup> Ruoxi Jia<sup>1</sup> Hari Prasanna Das<sup>1</sup> Wei Feng<sup>2</sup> Costas J. Spanos<sup>1</sup>

## Abstract

Energy use in buildings account for approximately half of global electricity consumption and a significant amount of  $CO_2$  emissions. Often, the higher energy usage in buildings are accounted to old and poorly maintained infrastructure and equipments. On the other hand, Smart buildings are capable of achieving energy efficiency by using intelligent services such as indoor positioning, personalized lighting, demand-based heating ventilation and air-conditioning, automatic fault detection and recovery etc. However, most buildings nowadays lack the basic components and infrastructure to support such services. The investment decision of intelligent system design and retrofit can be a daunting task, because it involves both hardware (sensors, actuators, servers) and software (operating systems, service algorithms), which have issues of compatibility, functionality constraints, and opportunities of co-design of synergy. Our work proposes a user-oriented investment decision toolset using optimization and machine learning techniques aimed at handling the complexity of exploration in the large design space and to enhance cost-effectiveness, energy efficiency, and human-centric values. The toolset is demonstrated in a case study to retrofit a medium-sized building, where it is shown to propose a design that significantly lowers the overall investment cost while achieving user specifications.

## 1. Introduction

Buildings, both residential and commercial, account for more than 50% of global electricity consumption and are also responsible for 40% of worldwide  $CO_2$  emissions (Al-louhi et al., 2015). Often, the excessive usage of energy and subsequent energy inefficiency in buildings is accredited to

old and poorly maintained infrastructure and equipments. A growing body of research (Deconinck & Roels, 2016; Mills, 2009) confirms that retrofitting residential buildings to make them smart provides a net reduction in carbon and energy use, as well as monetary savings. Smart buildings are energy-cyber-physical systems, which engage physical infrastructure with cyber computation to promote energy efficiency, grid reliability, and human-centric values such as comfort (Liu et al., 2019; 2018), productivity and well-being of occupants. In the past decade, remarkable progress has been made in aspects of sensing technology, data-analytics and learning (Sun et al., 2016; Konstantakopoulos et al., 2019; Das et al., 2019), and advanced control strategies (Dounis & Caraiscos, 2009). Emerging smart building services include indoor positioning (Zou et al., 2017), occupancy detection (Zou et al., 2019b;a), demand-based and personalized heating ventilation and air conditioning (HVAC) control (Nguyen & Aiello, 2013), just to name a few.

While these technologies have been demonstrated in research labs and few selected buildings, their public access in the majority of real-world buildings is still limited. One key bottleneck is that an intelligent system of sensing, learning, decision-making, and control capability is required to support these applications. Take occupancy detection as an example. To infer how many people are in the room, one reliable approach is to continuously monitor indoor environmental parameters, such as temperature, humidity, and  $CO_2$  concentrations. The measurement data are then uploaded wirelessly to a local/cloud server for analytics, and the results are forwarded to a building operation system (BOS) to further control HVAC and lighting systems. If the building owner were to enable this intelligent service, he/she needs to ensure the availability of both physical infrastructures (i.e., sensors, servers, HVAC and lighting network-enabled actuators) and compatible software (i.e., occupancy detection algorithm, BOS).

Due to the numerous choices of sensors and actuators, and the rich set of software and control strategies, the design space is exponentially large to explore. The investment decision making is a complicated process, involving estimation of capital expenditure (HVAC, lighting retrofit, access control system, server, etc.) and operation cost (electricity, heating annual consumption, system maintenance), satisfac-

<sup>1</sup>Department of Electrical Engineering and Computer Sciences, University of California, Berkeley, CA <sup>2</sup>Lawrence Berkeley National Laboratory, Berkeley, CA.

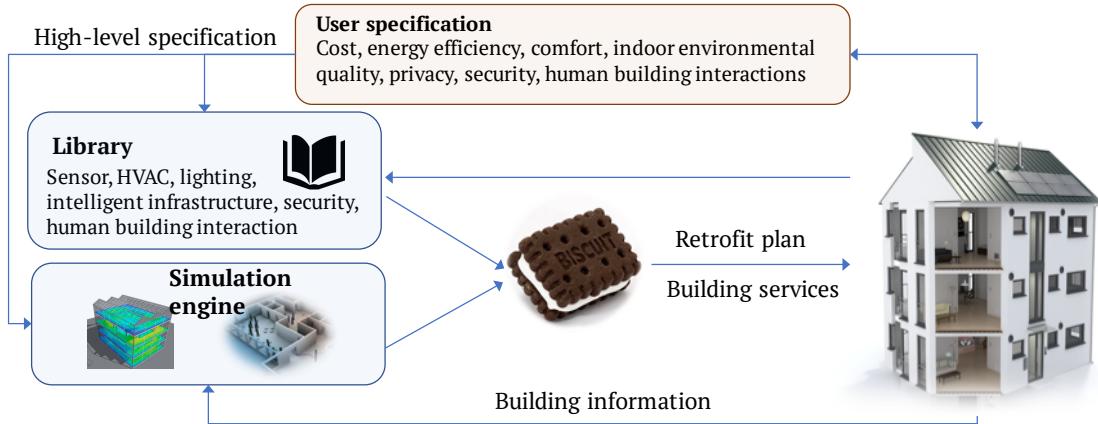


Figure 1. Proposed BISCUIT Framework

tion of user specifications (e.g., privacy concerns, human-building interaction features), device compatibility (e.g., vendor system inter-operability) etc. But with recent development in machine learning and optimization technologies, it is possible to effectively search the exploration space and come up with optimal choice for building retrofits, which has environmental benefits (as it achieves energy efficiency in the buildings) as well as monetary benefits (savings in energy). In this research, we combine machine learning and optimization techniques with building retrofit concepts to present a toolset, named BISCUIT with multiple building libraries and an optimization kernel at its core to assist customers (building owners) decide the choice of retrofit in a conscious manner, both energy and moneywise. The goals of BISCUIT are

- Promote energy efficiency and human-centric design in buildings, helpful in tackling issues related to climate change with green energy
- Save investment costs for building owners by exploiting potential infrastructure sharing and advanced control strategies

## 2. Related Work

Whole building design is an integrated approach to address multiple performance metrics, such as cost effectiveness, efficiency, functionality, sustainability and safety (Kibert, 2016; Prowler & Vierra, 2008). It is a conceptual framework to meet the need for a building through planning, design, construction, and operation (Prowler & Vierra, 2008). Several aspects have been discussed in Kibert (2016), including low-energy building strategy, indoor environmental quality, and green building assessment. Critical factors to achieve green building have been categorized into technical, managerial and behavioral aspects (Zuo & Zhao, 2014). A comprehensive review of existing computational methods

for sustainable building design is conducted in Evins (2013), which include envelope design, configuration and control of building systems, and renewable energy generation. The key difference of these methods with the present study is that the optimization variables are limited to traditional building components, such as windows, shading, HVAC and lighting mechanical systems, water supply, and distributed energy resources, which do not take into account infrastructures/components (e.g., sensors, networked actuators, computational units, wireless networks, advanced analytics and control algorithms etc.) required to enable intelligent services (e.g., indoor positioning, demand-based ventilation, human-building interactions, etc.). A conceptual framework of smart building design automation has been proposed in Jia et al. (2018), where a platform-based design approach has been investigated. This work provides an algorithmic framework and solution to the problem similar to Jia et al. (2018).

## 3. Methods

### 3.1. Optimization Framework

The optimization problem is formulated as a Mixed-Integer Program (MIP). The intelligent system design and retrofit is naturally a multi-objective optimization, which involves cost, energy efficiency, privacy, comfort and security; however, except for cost and energy efficiency, there is no clear way to compare other factors on the same scale (i.e., dollars). Thus, we set a simple goal to reduce cost, which essentially includes the amount of energy saved while satisfying the constraints of other factors set by the users. The procedure in BISCUIT is illustrated in Fig 1 and also described below:

1. User specifications, which includes (1) building meta information: building areas, occupancy levels, usage, and weather; (2) functional requirements: privacy, comfort, and security; and (3) specifications for compo-

LIBRARY	ITEMS	INFORMATION	CONSTRAINTS
SENSOR	AVAILABLE SENSOR MODELS	SENSING MODALITIES (ENVIRONMENTAL PARAMETERS, SOUND, VISUAL), FUNCTIONS (PRESENCE/OCCUPANCY/INDOOR POSITION/IDENTITY DETECTION), COST	USER SPECIFICATIONS (PRIVACY, IEQ, ETC.); COMPATIBILITY WITH INTELLIGENT HVAC/LIGHTING/INFRASTRUCTURE
HVAC	INTELLIGENT/TRADITIONAL SYSTEMS	VENDOR, INVESTMENT COST, MAINTENANCE COST, RATE POWER, EFFICIENCY, LIFESPAN, SUPPORTED CONTROL STRATEGIES	USER SPECIFICATIONS (INTELLIGENCE UPGRADE, SAFETY), REQUIREMENT ON THE EXISTENCE OF COMPATIBLE SENSORS AND INTELLIGENT INFRASTRUCTURES
LIGHTING	INTELLIGENT/ TRADITIONAL SYSTEMS	VENDOR, INVESTMENT COST, MAINTENANCE COST, RATE POWER, EFFICIENCY, LIFESPAN, SUPPORTED CONTROL STRATEGIES	
SECURITY	AVAILABLE SYSTEMS	VENDOR, INVESTMENT COST, SUBSCRIPTION COST, LIFESPAN	
HBI	AVAILABLE SYSTEMS	Maintenance COST, LIFESPAN, CONTROL STRATEGIES, EFFICIENCY	
INFRASTRUCTURE	AVAILABLE PACKAGES	VENDOR, COST, MAINTENANCE COST, LIFESPAN	USER SPECIFICATIONS

*Table 1.* Description of Libraries available in BISCUIT

ments such as HVAC, lighting and sensors.

2. Simulation of building occupancy profiles and energy consumptions based on user-provided information and supported control strategies
3. Recommendations of optimal investment plan by solving the corresponding MIP

For the optimization problem, the objective function is given by the sum of the investment cost and the annual operation cost (i.e., electricity and thermal energy cost), and the annual maintenance cost (i.e., personnel employed to maintain HVAC, lighting). Because the infrastructure can have various life spans, we use the capital recovery factor (CRF) to convert the present value to annual payment. The constraints of the optimization problem can be grouped into the following categories:

1. *User specification constraints* take into account user preferences. For instance, if the user requires a high-level of privacy, then some sensors such as camera and sound might be excluded from selections. If the user expresses the need for security or human building interaction, then the corresponding infrastructures and software should exist in the optimized plan
2. *Device compatibility and sharing constraints* ensure that the selected components are interoperable according to vendors' standards (e.g., whether the intelligent HVAC control box is BACnet compatible), and also indicate which components can be shared among the subsystems (e.g., a sensor that can measure environmental parameters can be used for occupancy detection, and thus, can be shared by intelligent HVAC and lighting systems; however, a camera can be used for occupancy detection for HVAC control, but not lighting control because it might not operate in the darkness).
3. *Functional constraints* are imposed for proper operation of intelligent services, which can be categorized into (1) sensor instrumentation: intelligent building services require contextual awareness (e.g., indoor positioning, occupancy detection, activity recognition,

thermal comfort, etc.), enabled by sensors which can measure a variety of environmental parameters; (2) control algorithms: advanced building operation strategies such as model-predictive control (MPC) require both real-time sensing, computation and actuation capabilities supported by respective infrastructures (i.e., sensor, server, and intelligent HVAC/lighting); and (3) infrastructure: this captures the interdependent operation of subsystems; for example, the operation of intelligent HVAC, depends on the availability of computational unit and building operating systems, so they need to be all present to enable cooperative services.

From a machine learning and optimization perspective, the variables to be optimized include both continuous variables, such as hourly HVAC energy consumption and maintenance costs, and predominantly, binary variables (i.e., 0 or 1 value), such as the decision to install equipment and employ certain control algorithms (e.g., MPC, reactive or rule-based control (Dounis & Caraiscos, 2009)).

### 3.2. Building Libraries

To facilitate optimal decision making, libraries of available equipment/components can be specified by the user. These libraries include high-level information about pricing, life span, rate powers, efficiency, maintenance cost, compatibility and functional requirements. A short description of each library is summarized in Table 1. While the default libraries have information about common off-the-shelf components, this organization is intended to facilitate users to specify their preferred brands, and the vendors to contribute their available products.

### 3.3. Building occupancy simulation and control strategies

Building occupancy profile is critical to evaluate energy consumptions (Feng et al., 2015). We use an occupancy dataset collected from real-world buildings and then simulate occupancy measurements for different types of occupancy sensors. For instance, PIR sensor measurements are simulated by binarizing the actual occupancy data; further, we

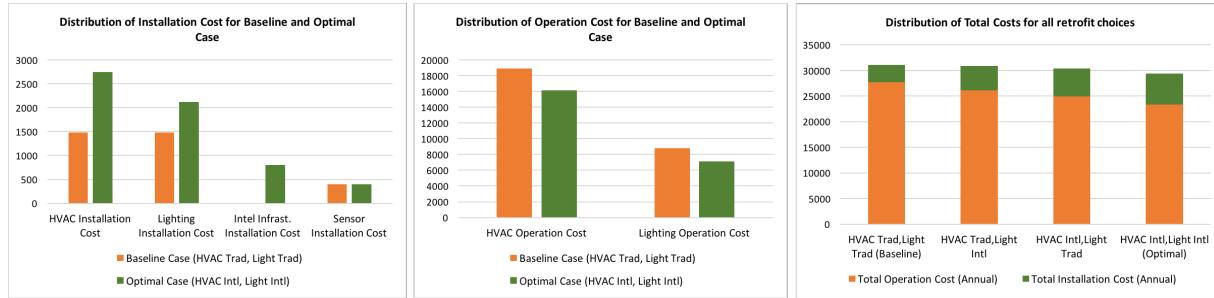


Figure 2. Illustration of Building Retrofit Choice and Cost Saving achieved via BISCUIT

flip the binary occupancy state with fixed probability at each time step in order to mimic sensor noise. Occupancy counter measurements are simulated by adding Gaussian noise to the actual measurements. The generated occupancy profiles are then used to simulate energy consumptions of HVAC (Kelman & Borrelli, 2011) and lighting, using both traditional PID-based setpoint control (Goyal et al., 2013) and intelligent methods such as occupancy-responsive setpoint control (Goyal et al., 2013) and MPC (Kelman & Borrelli, 2011). The control performance depends on both the efficiency of the system, and the precision of the sensors in the case of occupancy-driven control; thus, we associate each combination with a corresponding simulation trace. Furthermore, requirements such as comfort level and energy efficiency are incorporated in the simulation by adjusting corresponding control parameters based on occupancy profiles, which is equivalent to constraining the set of appropriate building operation modes.

#### 4. Case Study

In this case study, we examine the retrofit of a medium-sized building (40 rooms, 100 occupants) in California, USA. Based on RSMeans cost manual (RS, 2018) and market prices, we provide an estimate of costs for the components. The available HVAC and lighting system candidates (both traditional and intelligent), in tandem with building meta data, are evaluated for annual consumptions. The user further specifies a high level of privacy requirements. The data was fed to the BISCUIT software and the optimal choice was found to be HVAC Intelligent Retrofit and Light Intelligent Retrofit. Controller for both HVAC and Lighting was selected to be a High Precision React Controller. Fig 2(a) and Fig 2(b) show the distribution of installation cost and operation cost respectively for baseline choice (Traditional HVAC retrofit + Traditional Lighting retrofit) and the optimal choice (Intelligent HVAC retrofit + Intelligent Lighting retrofit). Fig 2(c) shows the distribution of total costs for all retrofit choices. As apparent from Fig 2(c), the optimal choice has the lowest total cost. Another observation to note in Fig 2 is that, though the installation

cost for optimal choice is more than the baseline choice, the difference between them can be recovered in approximately 3-4 years with the difference in operation cost which is less for optimal case than the baseline case.

#### 5. Conclusion

To fulfill the potential of smart buildings, intelligent services such as indoor positioning, occupancy detection, and demand-based ventilation need to gain wider access to the public. A critical step is to equip buildings with the infrastructure to support these services, from sensing, actuation to control and learning. This work comprises of a key step towards this goal by focusing on the task of building design retrofit, with the aim of providing a cost-saving toolset to facilitate the selection of sensors, retrofit components and control algorithms. This toolset is able to further facilitate cost saving analysis, energy efficiency evaluation and early technology adoption. An extended version of this paper can be found at Jin et al. (2018).

#### 6. Acknowledgments

This research is funded by the Republic of Singapore's National Research Foundation through a grant to the Berkeley Education Alliance for Research in Singapore (BEARS) for the Singapore-Berkeley Building Efficiency and Sustainability in the Tropics (SinBerBEST) Program. BEARS has been established by the University of California, Berkeley as a center for intellectual excellence in research and education in Singapore.

#### References

Allouhi, A., El Fouih, Y., Kousksou, T., Jamil, A., Zeraouli, Y., and Mourad, Y. Energy consumption and efficiency in buildings: current status and future trends. *Journal of Cleaner production*, 109:118–130, 2015.

Das, H. P., Konstantakopoulos, I. C., Manasawala, A. B., Veeravalli, T., Liu, H., and Spanos, C. J. A novel graphical lasso based approach towards segmentation analy-

sis in energy game-theoretic frameworks. In *2019 18th IEEE International Conference On Machine Learning And Applications (ICMLA)*, pp. 1702–1709, Dec 2019. doi: 10.1109/ICMLA.2019.00277.

Deconinck, A.-H. and Roels, S. Comparison of characterisation methods determining the thermal resistance of building components from onsite measurements. *Energy and Buildings*, 130:309–320, 2016.

Dounis, A. I. and Caraicos, C. Advanced control systems engineering for energy and comfort management in a building environment—a review. *Renewable and Sustainable Energy Reviews*, 13(6-7):1246–1261, 2009.

Evins, R. A review of computational optimisation methods applied to sustainable building design. *Renewable and sustainable energy reviews*, 22:230–245, 2013.

Feng, X., Yan, D., and Hong, T. Simulation of occupancy in buildings. *Energy and Buildings*, 87:348–359, 2015.

Goyal, S., Ingle, H. A., and Barooah, P. Occupancy-based zone-climate control for energy-efficient buildings: Complexity vs. performance. *Applied Energy*, 106:209–221, 2013.

Jia, R., Jin, B., Jin, M., Zhou, Y., Konstantakopoulos, I. C., Zou, H., Kim, J., Li, D., Gu, W., Arghandeh, R., et al. Design automation for smart building systems. *Proceedings of the IEEE*, 106(9):1680–1699, 2018.

Jin, M., Jia, R., Das, H., Feng, W., and Spanos, C. Biscuit: Building intelligent system customer investment tools. In *Proc. 10th International Conference on Applied Energy (ICAE)*, 2018.

Kelman, A. and Borrelli, F. Bilinear model predictive control of a hvac system using sequential quadratic programming. *IFAC Proceedings Volumes*, 44(1):9869–9874, 2011.

Kibert, C. J. *Sustainable construction: green building design and delivery*. John Wiley & Sons, 2016.

Konstantakopoulos, I. C., Das, H. P., Barkan, A. R., He, S., Veeravalli, T., Liu, H., Manasawala, A. B., Lin, Y.-W., and Spanos, C. J. Design, benchmarking and explainability analysis of a game-theoretic framework towards energy efficiency in smart infrastructure. *arXiv preprint arXiv:1910.07899*, 2019.

Liu, S., Jin, M., Das, H., Spanos, C., and Schiavon, S. Personal thermal comfort models based on physiological parameters measured by wearable sensors. *Proceedings of the Windsor Conference*, pp. 431–441, 2018.

Liu, S., Schiavon, S., Das, H. P., Jin, M., and Spanos, C. J. Personal thermal comfort models with wearable sensors. *Building and Environment*, 162:106281, 2019.

Mills, E. Building commissioning: A golden opportunity for reducing energy costs and greenhouse-gas emissions. 2009.

Nguyen, T. A. and Aiello, M. Energy intelligent buildings based on user activity: A survey. *Energy and buildings*, 56:244–257, 2013.

Prowler, D. and Vierra, S. Whole building design. *Whole Building Design Guide. National Institute of Building Sciences*. Accessed, 2, 2008.

RS, M. *RS Means Building Construction Costs Book 2018*. RS Means, 2018.

Sun, Y., Song, H., Jara, A. J., and Bie, R. Internet of things and big data analytics for smart and connected communities. *IEEE access*, 4:766–773, 2016.

Zou, H., Jin, M., Jiang, H., Xie, L., and Spanos, C. J. Winips: Wifi-based non-intrusive indoor positioning system with online radio map construction and adaptation. *IEEE Transactions on Wireless Communications*, 16(12):8118–8130, 2017.

Zou, H., Yang, J., Prasanna Das, H., Liu, H., Zhou, Y., and Spanos, C. J. Wifi and vision multimodal learning for accurate and robust device-free human activity recognition. In *Proceedings of the IEEE Conference on Computer Vision and Pattern Recognition Workshops*, pp. 0–0, 2019a.

Zou, H., Zhou, Y., Yang, J., Liu, H., Das, H., and Spanos, C. Consensus adversarial domain adaptation. In *AAAI Conference on Artificial Intelligence*, 2019b.

Zuo, J. and Zhao, Z.-Y. Green building research—current status and future agenda: A review. *Renewable and sustainable energy reviews*, 30:271–281, 2014.