

ExRET-Opt: An automated exergy/exergoeconomic simulation framework for building energy retrofit analysis and design optimisation

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Abstract

Energy simulation tools have a major role in the assessment of building energy retrofit (BER) measures. Exergoeconomic analysis and optimisation is a common practice in sectors such as the power generation and chemical processes, aiding engineers to obtain more energy-efficient and cost-effective energy systems designs. ExRET-Opt, a retrofit-oriented modular-based dynamic simulation framework has been developed by embedding a comprehensive exergy/exergoeconomic calculation method into a typical open-source building energy simulation tool (EnergyPlus). The aim of this paper is to show the decomposition of ExRET-Opt by presenting modules, submodules and subroutines used for the framework's development as well as verify the outputs with existing research data. In addition, the possibility to perform multi-objective optimisation analysis based on genetic-algorithms combined with multi-criteria decision making methods was included within the simulation framework. This addition could potentiate BER design teams to perform quick exergy/exergoeconomic optimisation, in order to find opportunities for thermodynamic improvements along the building's active and passive energy systems. The enhanced simulation framework is tested using a primary school building as a case study. Results demonstrate that the proposed simulation framework, provide users with thermodynamic efficient and cost-effective designs, even under tight thermodynamic and economic constraints.

Keywords:

building energy retrofit; exergy; exergoeconomics; building simulation; optimisation.

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1. Introduction

39

40 Improving building energy efficiency through building energy retrofit (BER) is one of the most
41 effective ways to reduce energy use and associated pollutant emissions. From an economic
42 and environmental perspective, energy conservation and efficiency measures could hold
43 greater potential than deployment of renewable energy technologies [1]. Computational
44 modelling and simulation plays an important role in understanding complex interactions.
45 Building performance modelling and simulation is a fast flourishing field, focusing on reliable
46 reproduction of the physical phenomena of the built environment [2]. Several retrofit-oriented
47 simulation tools have been developed in the last two decades, commonly using as the main
48 energy calculation engine open source tools such as DOE 2.2® [3] and EnergyPlus® [4].
49 Among the most recent developments are ROBESim [5], CBES [6] and SLABE [7]. Rysanek
50 and Choudhary [8] developed an exhaustive retrofit simulation tool by coupling the transient
51 simulation tool TRNSYS® [9] with MatLab® [10], having the capability to simulate large set of
52 strategies under economic uncertainty.

53 Additionally, building energy design optimisation, an inherently complex, multi-disciplinary
54 technique, which involves many disciplines such as mathematics, engineering, environmental
55 science, economics, and computer science [11], is being extensively used in building design
56 practice. Attia et al. [12] found that 93% of multi-objective optimisation (MOO) research is
57 dedicated to early design; however, some studies have also demonstrated the strength of
58 MOO for BER projects [13-15]. Improvement of the envelope, HVAC equipment, renewable
59 generation, controls, etc., while optimising objectives, such as energy savings, occupant
60 comfort, total investment, and life cycle cost have been investigated. Among the most notable
61 contributions in applying MOO to BER design was Diakaki et al. [16]. The authors investigated
62 the feasibility of applying MOO techniques to obtain energy-efficient and cost-effective
63 solutions, with the objective of including the maximum possible number of measures and
64 variations in order to facilitate the project decision making. To date, the most popular available
65 MOO simulation tools are GenOpt, jEPlus, Tpgui, Opt-E-Plus, and BEOpt. Taking the
66 advantages from these tools, retrofit-oriented optimisation studies have become more common
67 in the last decade, considering different decision variables (retrofit measures), objective
68 functions, and constraints, while also investigating a wide range of mathematical algorithms.

69

2. Exergy and exergoeconomics

2.1 Exergy and buildings

72 Although widely accepted at scientific and practical levels in building energy design, typical
73 energy analysis (First Law of Thermodynamics) can have its limitations for an in depth

74 understanding of energy systems. Energy analysis cannot quantify real inefficiencies within
75 adiabatic processes and considers energy transfers and heat rejection to the environment as
76 a system thermodynamic inefficiency [17]. The main limitation of the First Law is that it does
77 not account for energy quality, where thermal, chemical, and electrical energy sources, should
78 not be valued the same, since they all have different characteristics and potentials to produce
79 work. Thereby, as a result of a notorious lack of thermodynamic awareness among buildings'
80 energy design, these presents poor thermodynamic performance with overall efficiencies
81 around 12% [18, 19]. Exergy, a concept based on the Second Law of Thermodynamics,
82 represents the ability of an energy carrier to perform work and is a core indicator of measuring
83 its quality. Therefore, the main difference between the First and the Second Law is the
84 capabilities of the latter to account for the different amount of exergy of every energy source
85 while also calculate irreversibilities or exergy destructions.

86 In some sectors, such as cryogenics [20], power generation [21], chemical and industrial
87 processes [22-23], and renewable energy conversion systems [24], exergy methods count with
88 a certain degree of maturity that makes the analysis useful in everyday practice. Some of these
89 methodologies have been supported with the development of simulation tools, especially in
90 the process engineering field. Montelongo-Luna et al. [22] developed an open-source exergy
91 calculator by integrating exergy analysis into Sim42®, an open-source chemical process
92 simulator. The tool has the potential to be applied into the early stages of process design and/or
93 retrofitting of industrial processes with the aim of locating sources of inefficiencies. Querol et
94 al. [23] developed a Visual Basic add-on to perform exergy and thermoeconomic analysis
95 with the support of Aspen Plus®, a commercial chemical process simulation software. The
96 aim was to aid the design process with an easy to use interface that allows the engineer to
97 study different alternatives of the same process. Later, Ghannadzadeh et al. [25] integrated an
98 exergy balance for chemical and thermal processes into ProSimPlus®, a process simulator for
99 energy efficiency analysis. The authors were capable of embedding the exergy subroutines
100 within the commercial tool without the necessity of external software, making the design
101 process easier for the engineer.

102 However, in buildings energy research, exergy analysis has been implemented at a slower
103 rate, and it is almost non-existent in the industry [26]. A limited number of building exergy-
104 based simulation tools have been developed with the intention to promote the concept of
105 exergy to a broader audience, especially directed towards educational purposes, common
106 practitioners, and decision makers. The first exergy-based building simulation tool can be
107 traced back to the work of the IEA EBC Annex 37 [27], where an analysis tool capable of
108 calculating exergy flows for the building energy supply chain was created. The tool was based
109 on a spreadsheet built up in different blocks of sub-systems representing each step of the
110 building energy supply chain. Based on this development, Sakulpipatsin and Schmidt [28]
111 included a GUI oriented towards engineers and architects. Later, for the IEA EBC Annex49

112 [29], the tool was improved along with the creation of other modules (S.E.P.E. and DVP). The
113 tool, called the '*LowEx pre-design tool*', is also a steady-state excel-based spreadsheet, but
114 enhanced with the use of macros and a more robust database for the analysis of more system
115 options. Schlueter and Thesseling [30] developed the GUI, with a focus to integrate exergy
116 analysis into a Building Information Modelling (BIM) software. Other modelling tools have been
117 developed for research purposes, where quasi-steady state or dynamic calculations have been
118 applied mainly with the support of TRANSYS simulation software [31, 32]. However, these
119 tools were developed to cover specific research questions and were not capable of rapidly
120 reproducing their capabilities for different designs.

121

122 *2.2 Exergoeconomics, optimisation and buildings*

123 Exergy analysis is a powerful tool to study interdependencies, and it is common that exergy
124 destructions within components are not only dependant on the component itself but on the
125 efficiency of the other system components [33]. Rocco et al. [34] concluded that the extended
126 exergy accounting method is a step forward to evaluate resource exploitation as it includes
127 socio-economic and environmental aspects expressed in exergy terms. By applying this
128 concept as optimisation parameter in a generic system, it provides a reduction of overall
129 resource consumption and larger monetary savings when compare to traditional economic
130 optimisation.

131 Exergy destructions or irreversibilities within the components have some cost implications,
132 therefore, would have an environmental and economic effect on the output streams. As exergy
133 is directly related to the physical state of the system, any negative impact would have an exergy
134 cost which leads to a more realistic appraisal than solely based on monetary costs. Therefore,
135 it can be said that exergoeconomics, and not simple economics (monetary cost), relates better
136 to the environmental impacts. Exergoeconomics can be an effective method for making
137 technical systems efficient by finding the most economical solution within the technically
138 possible limits [35]. In exergoeconomic analysis, depletion of high quality fuels combined with
139 low thermodynamic efficiencies is highly penalised, especially if the required energy demand
140 does not match the energy quality supply.

141 Among recent studies using exergoeconomics, Kohl et al. [36] investigated the performance
142 of three biomass-upgrading processes (wood pellets, torrefied wood pellets and pyrolysis
143 slurry) integrated into a municipal CHP plant. From an exergy perspective wood pellets was
144 the most efficient option; however, exergoeconomically, the pyrolysis slurry (PS) gives the
145 highest profits with a robust reaction against price fluctuations. With the projected future prices,
146 PS integration allows for the highest profit which a margin 2.1 times higher than for a stand-
147 alone plant without biomass upgrading. Mosaffa and Garousi Farshi [37] used
148 exergoeconomics to analyse a latent heat thermal storage unit and a refrigeration system. The

149 charging and discharging process of three different PCM were analysed from a second-law
150 perspective. Due to lowest investment cost rate of 0.026 M\$ and lowest amount of CO₂
151 emission, the PCM S27 with a length of 1.7m and a thickness of 10mm provided the lowest
152 total cost rate for the system (4094 \$/year). Wang et al. [38] applied exergoeconomics to
153 analyse two cogeneration cycles (sCO₂/tCO₂ and sCO₂/ORC) in which the waste heat from a
154 recompression supercritical CO₂ Brayton cycle is recovered for the generation of electricity.
155 Different ORC fluids were considered in the study (R123, R245fa, toluene, isobutane,
156 isopentane and cyclohexane). Exergy analysis reveals that the sCO₂/tCO₂ cycle has
157 comparable efficiency with the sCO₂/ORC cycle; however, when using exergoeconomics, the
158 total product unit cost of the sCO₂/ORC is slightly lower, finding that the isobutane has the
159 lowest total product unit cost (9.60 \$/GJ).

160

161 *2.2.1 Exergoeconomic optimisation*

162 An essential step when formulating exergoeconomic optimisation studies is the selection of
163 design variables that properly define the possible design options and affect system efficiency
164 and cost effectiveness [39]. Research have shown the importance of genetic algorithms (GA)
165 in energy design practice. GA combined with exergoeconomic optimisation has been
166 extensively used in thermodynamic-based research long time before. For example, Valdés et
167 al. [40] used thermoeconomics optimisation and GA to minimise production cost and maximise
168 annual cash flow of a combined cycle gas turbine. Mofid and Hamed [41] applied
169 exergoeconomic optimisation to a 140 MW gas turbine power plant taken as decision variables
170 the compressor pressure ratio and isentropic efficiency, turbine isentropic efficiency,
171 combustion product temperature, air mass flow rate, and fuel mass flow rate. Optimal designs
172 showed a potential to increase exergetic efficiency by 17.6% with a capital investment increase
173 of 8.8%. Ahmadi et al. [42] applied a NSGA-II using exergy efficiency and total cost rate of
174 product as objective functions to determine best parameters of a multi-generation system
175 capable of producing several commodities (heating, cooling, electricity, hot water and
176 hydrogen) Dong et al. [43] applied multi integer nonlinear programming (MINLP) and GA-
177 based exergoeconomic optimisation for a heat, mass and pressure exchange water distribution
178 network. A modified state space model was developed by the definition of superstructure.
179 However, the authors found that due to large number of variables, the GA was not efficient to
180 produce optimal results in a time-effective manner. Sadeghi et al. [44] optimised a trigeneration
181 system driven by a SOFC (solid oxide fuel cell) considering the system exergy efficiency and
182 total unit cost of products as objective functions recommending that the final design should be
183 selected from the Pareto front. Baghsheikhi et al. [45] applied real-time exergoeconomic
184 optimisation in form of a fuzzy inference system (FIS) with the intention to maximise the profit
185 of a power plant at different loads by controlling operational parameters. It was shown that the

186 FIS tool is faster and more accurate than the GA. Deslauriers et al [46] applied
187 exergoeconomic optimisation to retrofit a low temperature heat recovery system located in a
188 pulp and paper plant. The results showed significant steam operation cost reduction of up to
189 89% while reducing exergy destructions by 82%, giving the designer more options to be
190 considered than traditional heat exchanger design methods. Xia et al [47] applied
191 thermoeconomic optimisation of a combined cooling and power system based on a Brayton
192 Cycle (BC), an ORC and a refrigerator cycle for the utilisation of waste heat from the internal
193 combustion engine. The authors considered five key variables (compressor pressure ratio,
194 compressor inlet temperature, BC turbine inlet temperature, ORC turbine inlet pressure and
195 the ejector primary flow pressure) obtaining the lowest average cost per unit of exergy product
196 for the overall system. Recently, Ozcan and Dincer [48] applied exergoeconomic optimisation
197 of a four step magnesium-chlorine cycle (Mg-Cl) with HC1 capture. A thermoeconomic
198 optimization of the Mg-Cl cycle was conducted by using the multi-objective GA optimisation
199 within MATLAB. Optimal results showed an increase in exergy efficiency (56.3%), and a
200 decrease in total annual plant cost (\$409.3 million). Nevertheless, a big limitation of these
201 studies is the lack of an appropriate decision support tool for the selection of a final design,
202 leaving the decision to the judgement of the engineering.

203

204 *2.2.2 Exergoeconomics applied to building energy systems*

205 Despite the exergy-based building research developed in the last decade, the application of
206 exergoeconomics and exergoeconomic optimisation research oriented to buildings is limited.
207 The research from Robert Tozer [49, 50] can be regarded as the first buildings-oriented
208 thermoeconomic research showing its practical application to buildings' services. The author
209 presented an exergoeconomic analysis of different type of HVAC systems, locating those that
210 provide best thermodynamic performance. Later, Ozgener et al. [51] used exergoeconomics
211 to model and determine optimal design of a ground-source heat pump with vertical U-bend
212 heat exchangers. Ucar [52] used exergoeconomic analysis to find the optimal insulation
213 thickness in four different cities/climates in Turkey, using reference temperatures for the
214 analysis ranging from -21 °C to 3 °C. It was found that exergy destructions are minimised with
215 increasing insulation and ambient temperatures, but maximised with the increase of relative
216 indoor humidity. The variation of reference temperatures highly affects the thermoeconomic
217 outputs as these are strongly linked to exergy parameters, demonstrating the necessity to be
218 very careful if the analysis is performed using static or dynamic reference temperature [53].
219 Baldvinsson and Nakata [54] and Yücer and Hepbasli [55] applied the specific exergetic cost
220 (SPECOC) method for the analysis of different heating systems. Recently, Akbulut et al. [56]
221 applied exergoeconomic analysis to a GSHP connected to a wall cooling system calculating

222 exergy cost ranges for the compressor, condenser, underoil heat exchanger, accumulator
223 tank and evaporator, finding an exergoeconomic factor value of the energy system of 77.68%.
224 Nevertheless, exergoeconomics can never replace long experience and knowledge of
225 technical economic theory. Therefore, tailored methods combining these approaches must be
226 developed. Exergy-based building simulation tools, despite having been created in the past
227 decade, lack exergoeconomic evaluation and an orientation to assess retrofit measures. As
228 shown in the literature, exergoeconomic-based multi-objective optimisations have proven to
229 be valuable for early design and retrofit projects in power plants and chemical processes with
230 common optimisation objectives such as cost, fuel cost, exergy destructions, exergy efficiency,
231 and CO₂ emissions; therefore, a potential exists for its implementation in building energy
232 design. As such, the aim of this paper is to expand the current knowledge in building energy
233 simulation and optimisation by presenting the details of ExRET-Opt, a building-oriented
234 exergoeconomic-based simulation framework for the assessment and optimisation of BER
235 designs, by showing the decomposition of the framework, and presenting modules,
236 submodules and subroutines used for the tool's development. Additionally, it is important to
237 show the application of exergoeconomic optimisation to a real case study, hoping that the
238 study would set the foundation for future similar studies.

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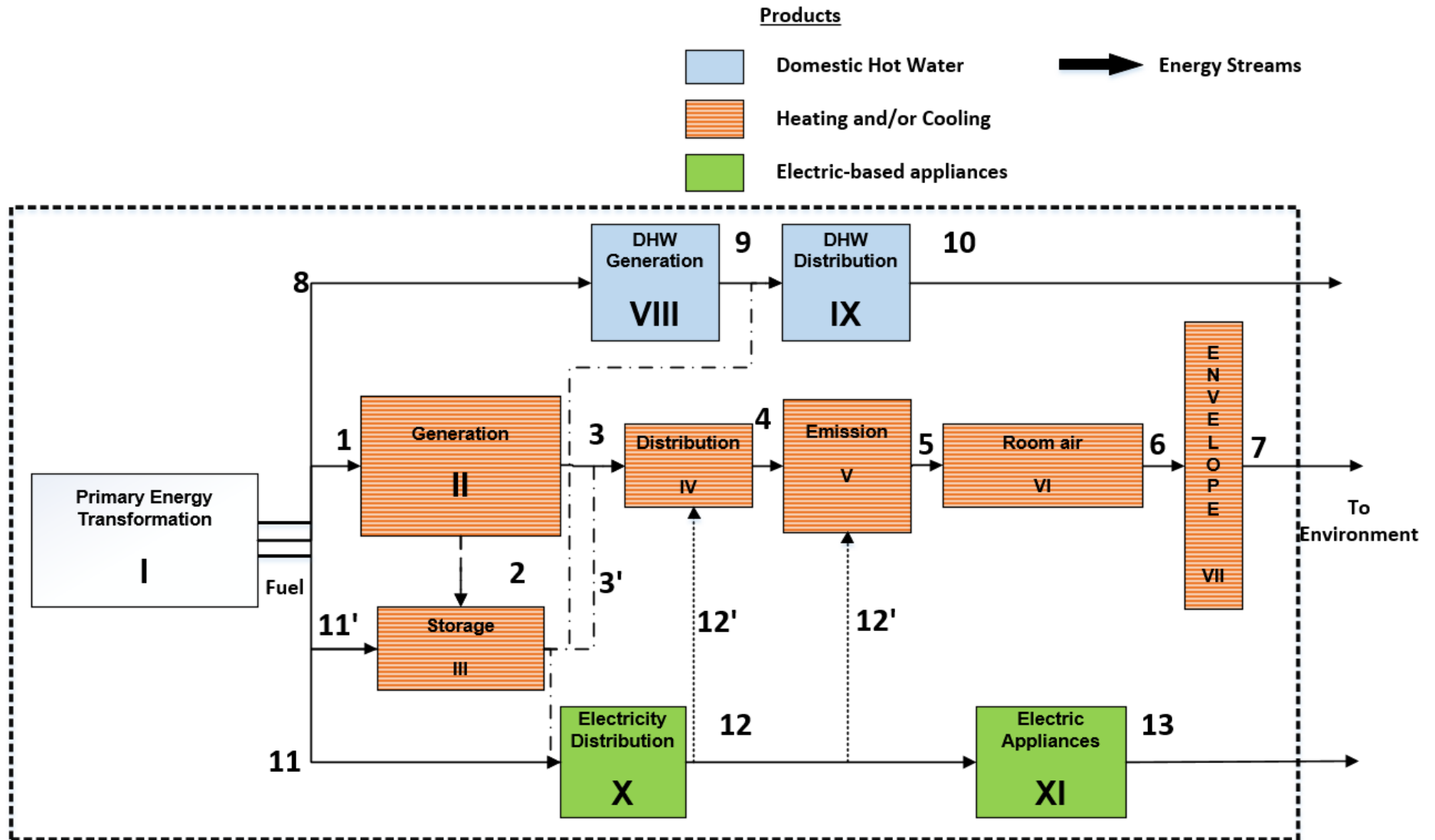
240 **3. Calculation framework**

241 The basic exergy and exergoeconomic formulae together with an abstraction of the building
242 energy supply chain has been presented in previous publications [57, 58]. In this paper, the
243 methodological calculation has finally been integrated into a software, where the modules
244 details will be presented in the following sections.

245

246 *3.1 Exergy analysis*

247 To develop a holistic exergy building exergy analysis framework that considers most of the
248 energy systems located in a building, several exergy methodologies have been merged. For
249 the tool, calculations for thermal end uses and for renewable generations were taken from EBC
250 Annex49 [29] and Torio [59] with some modifications; while for electric-based energy flows,
251 the work from Rosen and Bulucea [60]. The developed holistic method provides with
252 comprehensive means to understand the interactions between the building envelope and the
253 building energy services (Fig. 1).



254
255

Fig. 1 Thermodynamic abstraction of a generic building energy chain in a building (HVAC, DHW, and electric appliances) [58]

256 3.2 Exergoeconomic analysis

257 From a wide range of thermoeconomic methods, the SPECOC (specific exergy cost) method
258 [61, 62] was considered ideal for the proposed framework. It is considered the most adaptable
259 framework for BER due to its robustness and widely tested methodology in other energy
260 systems research. The method is based on the calculation of exergy efficiencies, exergy
261 destructions, exergy losses, and exergy ratios (destructions/inputs) at a component and
262 system level, giving the advantage of an ability to locate economically inefficient systems and
263 processes along the whole energy system. After identifying and calculating the exergy
264 streams, the method follows two main steps:

- 265 1. definition of fuel and product costs considering input cost, exergy destruction cost, and
266 increase in product costs, and,
- 267 2. identification of exergy cost equations.

268 However, for the SPECOC method to be useful in BER design, a novel levelized
269 exergoeconomic index, the *exergoeconomic cost-benefit indicator* $Exec_{CB}$, has been
270 developed. This is calculated as follows:

$$271 \quad Exec_{CB} = \dot{C}_{D,sys} + \dot{Z}_{sys} - \dot{R} \quad (1)$$

272 where $\dot{C}_{D,sys}$ is the building's total exergy destruction cost, \dot{Z}_{sys} is the annual capital cost rate
273 for the retrofit measure, and \dot{R} is the annual revenue rate. All three parameters are levelized
274 considering the project's lifetime (50 years) and the present value of money. The outputs are
275 given in £/h. The indicator tries to solve the gap of integrating exergoeconomic evaluation in
276 typical economic analysis for BER design, by expressing exergy losses and its relative cost
277 into an indicator that is straightforward to understand. Specifically, for BER analysis, first, a
278 benchmark value has to be calculated for the pre-retrofitted building. This indicator will only be
279 composed of exergy destruction costs $\dot{C}_{D,sys,baseline}$ ($\dot{Z}_{sys}=0$ and $\dot{R}=0$). After the retrofit analysis
280 is performed, if the retrofitted building presents a $Exec_{CB}$ lower than the baseline $\dot{C}_{D,sys,baseline}$,
281 the design represents both a cost-effective solution and an improvement in exergy
282 performance.

$$283 \quad \text{Exergy-efficient and cost-effective} \quad \rightarrow \quad Exec_{CB} > \dot{C}_{D,sys,baseline}$$

$$284 \quad \text{Exergy-inefficient and cost-ineffective} \quad \rightarrow \quad Exec_{CB} < \dot{C}_{D,sys,baseline}$$

285 The proposed exergy/exergoeconomic framework aims to allow the practitioner to quantify the
286 First and Second Law parameters in order to locate more opportunities for improvement.
287 Several steps with different activities exist in common BER practice [63]. The proposed
288 framework, consists of three levels and is illustrated in Fig. 2.

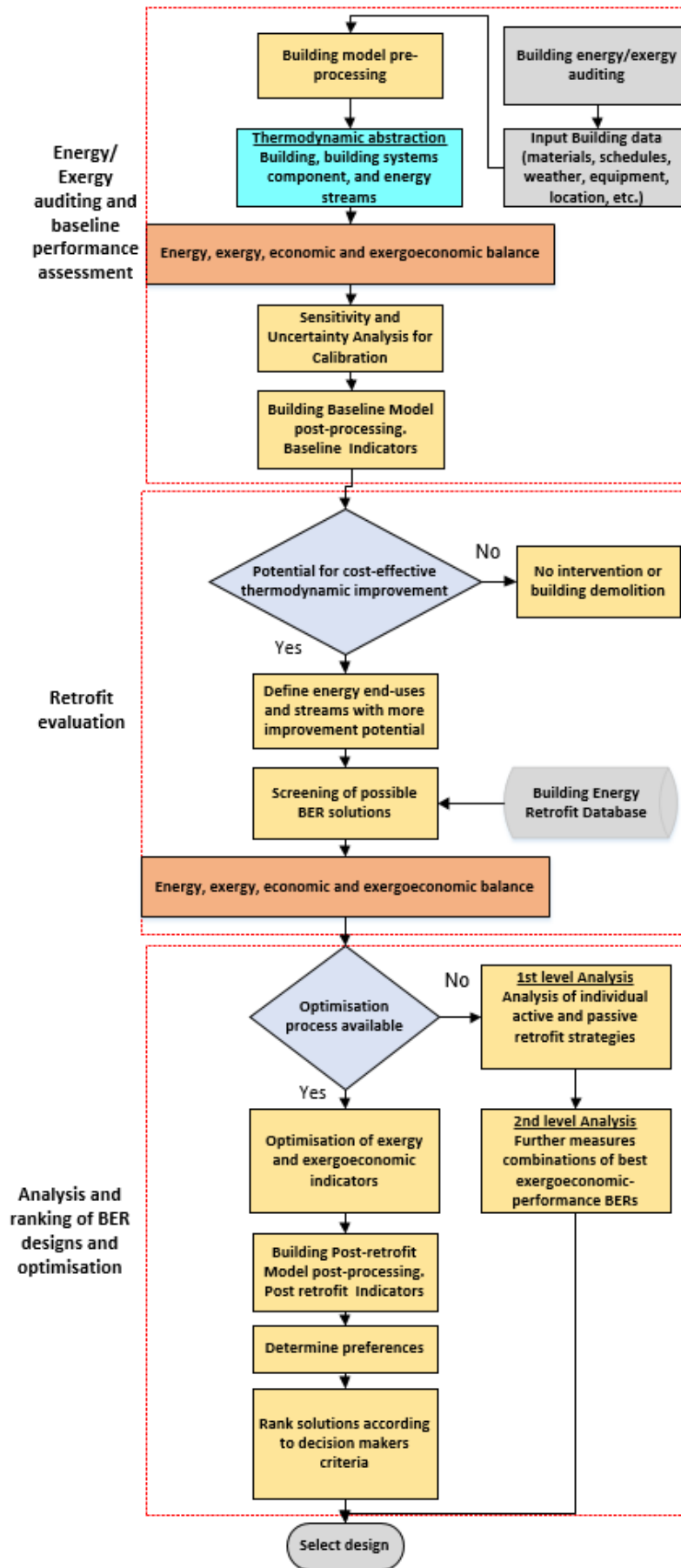


Fig. 2 Exergy and exergoeconomic analysis methodology for BER

291 **4. ExRET-Opt simulation framework**

292 ExRET-Opt, a simulation framework consisting of several software subroutines, was
293 developed combining different modelling environments such as EnergyPlus, SimLab® [64],
294 Python® [65], and the Java-based jEPlus® [66] and jEPlus + EA® [67]. This software was
295 chosen for four main reasons:

- 296 a. Open source software that can be modified and adapted according to the research
297 necessities.
- 298 b. EnergyPlus was selected for First Law analysis as it is the most widely used building
299 performance simulation programme in academia and industry, allowing simulation of
300 HVAC systems and building envelope configurations.
- 301 c. Python programming language is ideal as a *scripting tool* for object-oriented system
302 languages, which also supports post-processing analysis by including data analysis
303 packages.
- 304 d. All chosen software has the ability to work with text based inputs/outputs which
305 facilitates the communication between the environments.

306 ExRET-Opt was designed to be modular and extensible. This framework gives the possibility
307 to study a wide range of BER measures and optimise designs under different objective
308 functions, such as energy and exergy use, exergy destructions and losses, exergy efficiency,
309 occupants' thermal comfort, operational CO₂ emissions, capital investment, life cycle cost,
310 exergoeconomic indicators, etc. The modelling engine is based on different existing modelling
311 environments and five modules:

312 **Module 1.** Input data and baseline building modelling

313 **Module 2.** Building model calibration

314 **Module 3.** Exergy and exergoeconomic analysis (and parametric study)

315 **Module 4.** Retrofit scenarios

316 **Module 5.** GA optimisation and MCDM

317 Additionally, ExRET-Opt has three operation modes:

318 Mode I. **Baseline evaluation:** A dynamic energy/exergy analysis and
319 economic/thermoeconomic evaluation is performed to obtain baseline values and
320 benchmarking data.

321 Mode II. **Parametric retrofit evaluation:** Using a comprehensive retrofit database, a
 322 parametric analysis can be performed for comparison and exploration of a wide range
 323 of active and passive retrofit measures

324 Mode III. **Optimisation:** Considering all possible combinations of retrofit measures, and
 325 based on constraints and objectives given by the user, ExRET-Opt can use a genetic
 326 algorithm-based optimisation procedure to search for close-to-optimal solutions in a
 327 time-effective manner

328 Depending of the operation mode, ExRET-Opt modules that are active are the following:

329 **Table 1 Active modules depending on ExRET-Opt operating mode**

ExRET-Opt	Mode I	Mode II	Mode III
Module 1:			
Input data and baseline building modelling	x	x	x
Module 2:			
Building model calibration	x	x	x
Module 3:			
Exergy and exergoeconomic analysis (and parametric study)	x	x	x
Module 4:			
Retrofit scenarios		x	x
Module 5:			
MOGA optimisation and MCDM			x

330 Following sections will focus on describing these modules in detail by explaining the simulation
 331 process involved and the coupling of different software environments and routines.

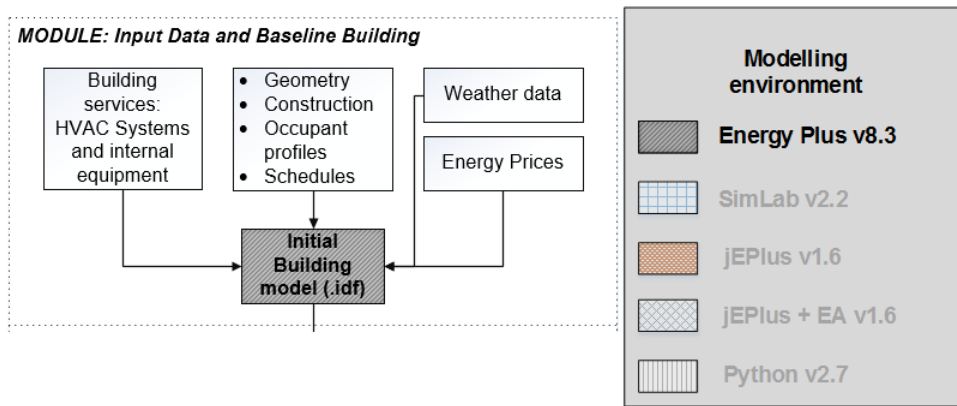
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333 *4.1 Modules and process description*

334

335 *4.1.1 Module 1: Input data and baseline building modelling*

336 First, a pre-processing phase is involved were data collection, with regards to the building
 337 physical characteristics, occupancy profiles, energy systems, weather data, and energy prices,
 338 should be carried out, in order to construct a pre-calibrated baseline building model. A
 339 significant number of data sources is required for this specific task. Most common approaches
 340 are site visits and BMS data, which represent the best source of information. When data is
 341 missing or is hard to measure (i.e. occupancy levels, envelope thermal characteristics, internal
 342 heat gains, etc.), other sources of information, such as CIBSE [68] and ASHRAE [69] guides
 343 can be used to support the building modelling process [70]. Fig. 3 illustrates the modelling
 344 environments involved within this module.



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Fig. 3 ExRET-Opt Module 1 simulation process

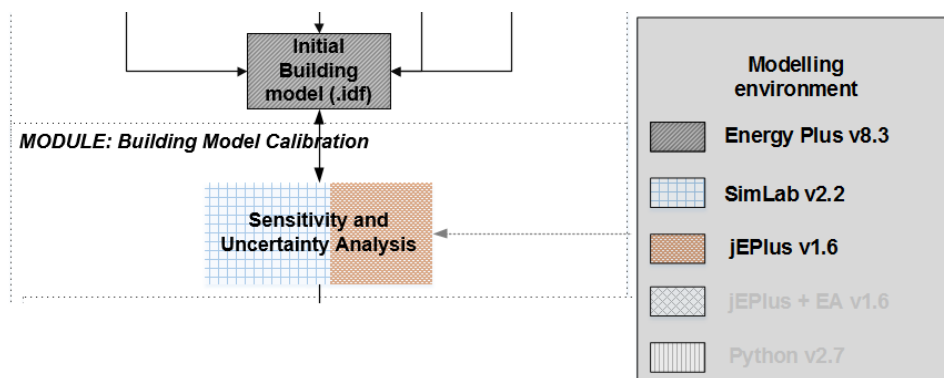
347 For the buildings' energy modelling, ExRET-Opt has its foundation on EnergyPlus 8.3. Its
348 biggest strength is the fact that it works with .txt files, which makes it possible to receive and
349 produce data in a generic text files form, making it easy to create third party add-ins.

350

351 *4.1.2 Module 2: Baseline building model calibration*

352 Considering the effects of uncertainties in building energy modelling, as a second step in the
353 modelling process, ExRET-Opt has included a 'calibration module'. The module was included
354 mainly for deterministic calibration purposes. For the calibration process, a three-software
355 process is required. Apart from EnergyPlus, both SimLab 2.2 and jEPlus 1.6.0 are necessary.
356 SimLab is a software designed for Monte Carlo (MC) based uncertainty and sensitivity
357 analysis, able to perform global sensitivity analysis, where multiple parameters can be varied
358 simultaneously and sensitivity is measured over the entire range of each input factor. On the
359 other hand, JEPlus is a Java-based open source tool, created to manage complex parametric
360 studies in EnergyPlus. Fig. 4 illustrates the module's process.

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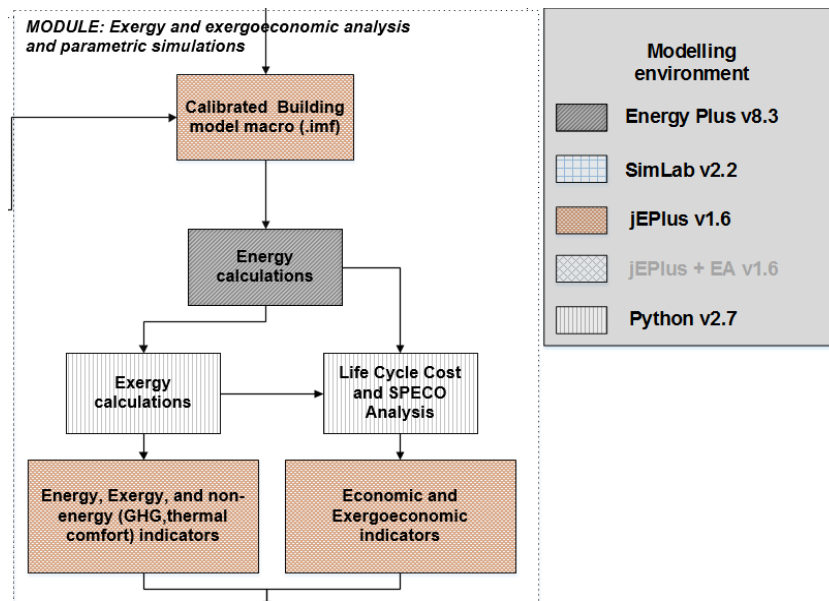
Fig. 4 ExRET-Opt Module 2 simulation process

364 The sampling method is based on Latin Hypercube Sampling (LHS) in order to keep the
365 number of required simulations at an acceptable level. SimLab creates a spreadsheet with the
366 new sample to be introduced to EnergyPlus. Then, with the aid of jEPlus, ExRET-Opt handles

367 the spreadsheet where the new EnergyPlus building models (.idf files) are created. Following,
 368 jEPlus passes the jobs to EnergyPlus for thermal simulation, where parallel simulation is
 369 available to make full use of all available computer processors. The final calibrated baseline
 370 energy model should meet the requirements of the ASHRAE Guideline 14-2002: *Measurement*
 371 *of Energy Demand and Savings* and is selected by having the lower Mean Bias Error (MBE)
 372 and Coefficient of Variation of the Root Mean Squared Error (CVRMSE).

373 **4.1.3 Module 3: Energy/Exergy and Exergoeconomic analysis**

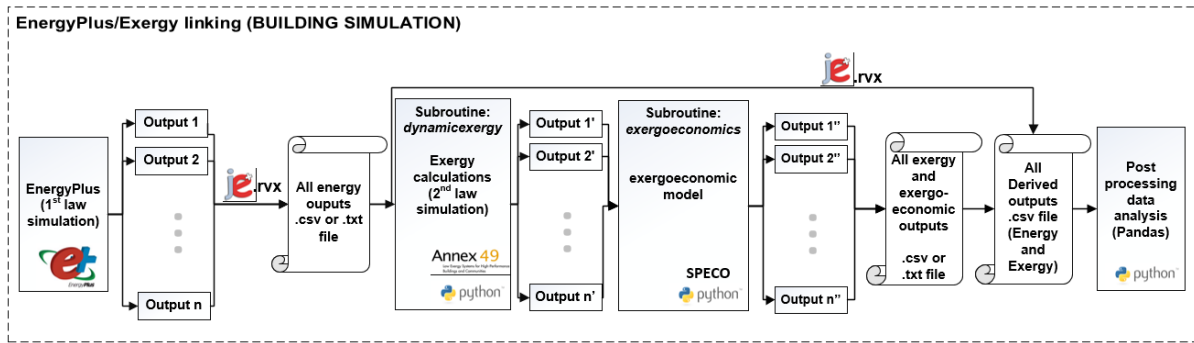
374 Undoubtedly, Module 3 can be considered as the most important main routine within ExRET-
 375 Opt. The entire modelling process of Module 3 is based on two subroutines: ‘subroutine:
 376 *dynamicexergy*’ and ‘subroutine: *exergoeconomics*’. The code of these subroutines is based
 377 on the mathematical formulae described in previous publications and that were further
 378 implemented in Python scripts. The strengths of Python programming language and the main
 379 reason of its integration in the tool is its modularity, code reuse, adaptability, reliability, and
 380 calculation speed [2]. Fig 5 illustrates the interaction among the different modelling
 381 environments involved in Module 3.



382
 383 **Fig. 5 ExRET-Opt Module 3 simulation process**

384 To further detail the module process, before ExRET-Opt calls the first subroutine, the reference
 385 environment has to be specified. As the exergy method only considers thermal exergy, the
 386 .epw weather file with hourly data on temperature and atmospheric pressure has to be used.
 387 Exergy analysis calculated by the ‘subroutine: *dynamicexergy*’, performs the analysis in the
 388 four different products of the building (heating, cooling, DHW, and electric appliances). This
 389 procedure is used to split the typical approach of a single stream analysis into multiple streams’
 390 analysis, able to calculate exergy indicators of each product in more detail. Following the end
 391 of the first subroutine, the ‘subroutine: *exergoeconomics*’ is called by ExRET-Opt and finally
 392 produces all the needed thermodynamic and thermoeconomic outputs.

393 For the integration of the subroutines into EnergyPlus, jEPlus is required. JEPlus latest
 394 versions provide users with the ability to use Python scripting for running own-made processing
 395 scripts, where communication between EnergyPlus and the Python-based exergy model is
 396 mainly supported through the use of .rvx files (extraction files data structure represented
 397 in JSON format). These files also allow the manipulation and handling of data back and forth
 398 among EnergyPlus, Python, and jEPlus. The detailed process of joining EnergyPlus and the
 399 developed subroutines is illustrated in Fig. 6.



400

401 **Fig. 6 Flow of Energy/Exergy co-simulation using EnergyPlus, Python scripting and jEPlus**

402 After both, 'subroutine: *dynamicexergy*' and 'subroutine: *exergoeconomics*' are called and
 403 calculations are performed, a new spreadsheet version is obtained with all the required
 404 outputs. The current version of the model is capable of providing 250+ outputs between
 405 energy, exergy, economic, exergoeconomic, environmental, and other non-energy indicators.

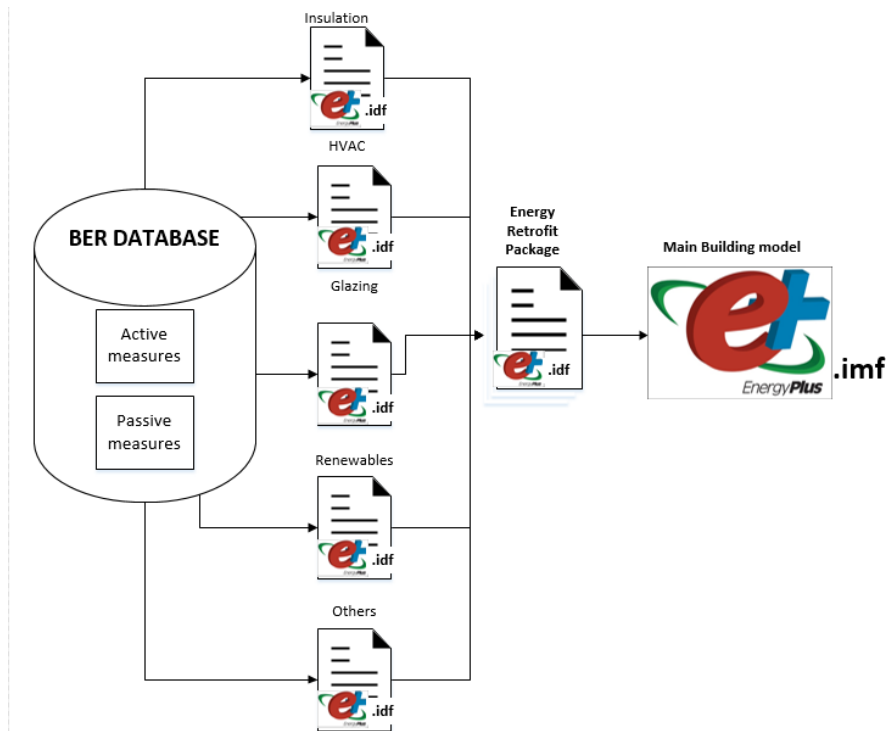
406

407 **4.1.4 Module 4: Retrofit scenarios and economic evaluation**

408 As building energy efficiency can usually be improved by both passive and active technologies,
 409 a comprehensive BER database including both technology types was compiled as part of the
 410 framework. This module encompasses a variety of retrofit measures (parameters) typically
 411 applied to non-domestic buildings in the UK and Europe [71, 72]. The module includes more
 412 than 100 individual energy saving measures. Consequently, attached prices are provided per
 413 unit (either kW or by m²) since the model automatically calculates the total capital price for
 414 either individual or combined measures. The list of technologies, variables, and prices¹ for all
 415 retrofit measures are detailed in Appendix A. To reduce economic uncertainties, several other
 416 considerations were included in the model such as future energy prices and government
 417 incentives (RHI and FiT). Depending on the retrofit technology, this could play a major role in
 418 the financial viability of some BER designs. To code each measure, these were implemented
 419 by developing individual stand-alone code recognisable ('.idf files') by EnergyPlus. Since the
 420 manual evaluation of retrofit measures is not feasible, ExRET-Opt uses parametric simulation

¹ If prices for some measures were not in local currency (GBP), conversion rates from 25th-October-2015 were considered.

421 to manipulate models, modify building model code, and simulate them. By using the EP-Macro
 422 function within EnergyPlus and coupling the process with jEPlus, it is possible to handle these
 423 'pieces of code' and introduce them into the main building model (Fig. 7).

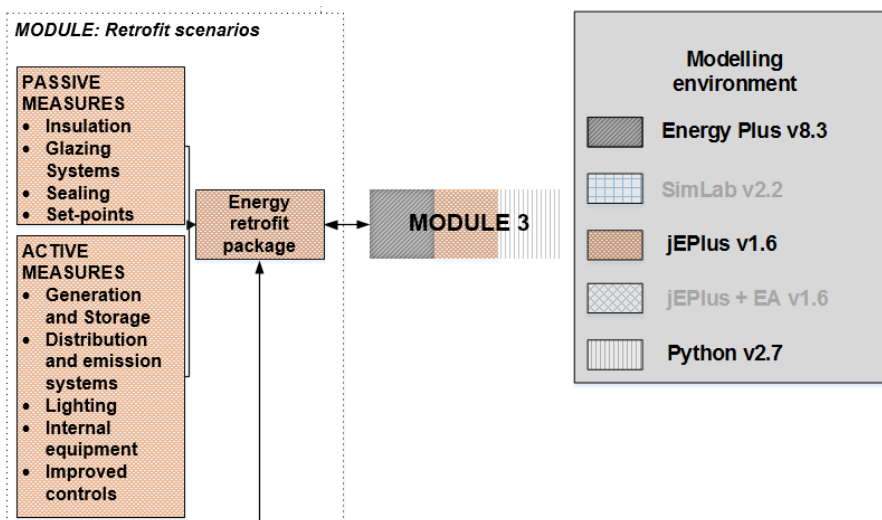


424
 425

Fig. 7 Building model construction using ExRET-Opt BER database

426 After the building model is finally constructed with its corresponding retrofit measures, including
 427 its techno-economic characteristics, a post-retrofit performance and prediction has to be
 428 performed. For this, ExRET-Opt Module 3 'subroutine: *dynamicexergy*' and 'subroutine:
 429 *exergoeconomics*', have to be called again. Fig. 8 illustrates the entire process of Module 4.

430



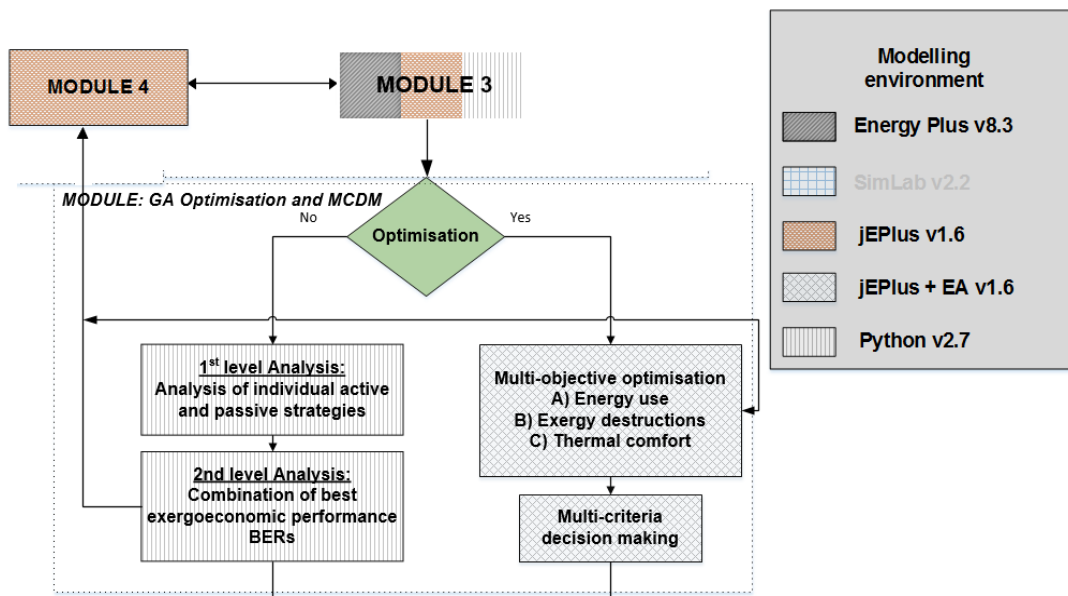
431
 432

Fig. 8 ExRET-Opt Module 4 simulation process

433 4.1.5 Module 5: Multi objective optimisation with NSGA-II and MCDM

434 Modules 3 and 4 have the capability to perform parametric or full-factorial simulations where
 435 an automation process of creating and simulating a large number of building models can be
 436 done. However, this process has its limitations, mainly depending on time constrains and
 437 computing power. For this reason, ExRET-Opt has the option of being used with an
 438 optimisation module, able to tackle multi-objective problems, reducing computing time, and
 439 achieving sub-optimal results in a time-effective manner.

440 To couple the framework with the optimisation module, a call function is required to
 441 automatically call the different generated building models, process the simulation, and return
 442 outputs for the subsequent energy/economic and exergy/exergoeconomic analysis. As seen
 443 in Fig. 9, this process is integrated within ExRET-Opt with the help of the Java platform
 444 JEPlus+EA. JEPlus+EA provides an interface with little configuration where the necessary
 445 controls (population size, crossover rate and mutation rate) are provided in the GUI or can be
 446 coded using Java commands. Meanwhile, the communication between platforms is done with
 447 the help of the .rvx file (JEPlus extraction file), where, in addition, objective functions and
 448 constraints have to be defined.



449
 450 **Fig. 9 ExRET-Opt Module 5 simulation process**

451 The advantages of using NSGA-II as the optimisation algorithm, is the ability to deal with large
 452 number of variables, ability for continuous or discrete variables' optimisation, simultaneous
 453 search from a large sample, and ability for parallel computing [73].

454

455 4.1.6 Module 5a: Solution ranking - MCDM submodule

456 The Pareto front(s) generated by Module 5 provides the decision maker with valuable
457 information about the trade-offs for the objectives involved. A method that can be used at this
458 stage to rank optimal solutions depending on the user's needs is Multi Criteria Decision Making
459 (MCDM). In ExRET-Opt, MCMD was included as a post-processing external module, where
460 Pareto solutions have to be exported to an Excel-based spreadsheet. For ExRET-Opt, similar
461 to Asadi et al. [14], compromise programming (CP) was selected as the MCDM method. CP
462 allows reducing the set of Pareto solutions to a more reasonable size, identifying an ideal or
463 utopian point which serves as a reference point for the decision maker. Thus, the decision
464 model has to be modified by including only one criterion. For this, a distance function has to
465 be analysed to find a set of solutions closest to the ideal point. This distance function is also
466 called Chebyshev distance and is defined as:

467
$$d_j = \frac{|Z_j^* - Z_j(x)|}{|Z_j^* - Z_{*j}|} \quad (2)$$

468

469 Where $Z_j(x)$ is the objective function, Z_j^* is the utopian point which represents the ideal minimum
470 solution, and Z_{*j} is the anti-ideal (nadir) point of the j th objective. The normalised degrees d_j
471 are expected to be between 0 and 1. If d_j is 0 it means that it has achieved its ideal solution.
472 On the other hand, if d_j achieves 1, the objective function is showing the anti-ideal or nadir
473 solution.

474 In practical terms, for compromise programming there is a need to know only the relative
475 preferences of the decision maker for each objective. This process can be done by the
476 weighted sum method. The method can transform multiple objectives into an aggregated
477 objective function. The corresponding weight factors (p_{ith}) reflect the relative importance of
478 each objective. This allows the decision maker to express the preferences by assigning a
479 number between 0 and 1 to each objective. However, the sum of weight coefficient has to
480 satisfy the following constraint:

481
$$\sum_{j=1}^n p_j = 1 \quad (3)$$

482

483 Therefore, the problem definition for compromise programming results in the following:

484
$$\alpha_j \geq \left(\frac{|Z_j^* - Z_j(x)|}{|Z_j^* - Z_{*j}|} \right) * (p_j) \quad (4)$$

485

486 where a minimisation of the Chebyshev distance α_j is sought.

487

488 **5. ExRET-Opt subroutines verification**

489

490 To ensure that ExRET-Opt is reliable, a validation or verification process is necessary. Due to
 491 lack of empirical exergy data, both an '*Inter-model Comparison*' using an existing tool and an
 492 '*Analytical Verification*' using various case studies found in the literature, are performed.

493

494 *5.1 Inter-model verification (steady-state analysis)*

495 The last version of the Annex 49 LowEx pre-design tool dates back in 2012. However,
 496 compared to ExRET-Opt, the LowEx tool lacks transient/dynamic calculation as it only relies
 497 on a steady-state energy balance analysis included in the spreadsheet. Additionally, it only
 498 considers heating and DHW as energy end-uses, lacking equations to calculate cooling and
 499 electric processes. Nevertheless, with the aim to test Module 3 within ExRET-Opt, steady-
 500 state calculations were performed. For the selection of the case study, the LowEx tool contains
 501 numerical examples of real pre-configured building cases. For this task '*The IEA SHC Task 25*
 502 *Office Building*' is selected. The steady-state analysis considers a reference temperature of 0
 503 °C and an internal temperature of 21 °C. The case studies input data can be seen in Table 2.

504

505 **Table 2 Input data for simulation (Annex 49 pre-design tool example building)**

Baseline characteristics - A/C Office	Verification 1
<i>Case study</i>	The IEA SHC Task25 Office Building
<i>Number of floors</i>	1
<i>Floor space (m²)</i>	929.27
<i>Orientation (°)</i>	0
<i>Air tightness (ach)</i>	0.6
<i>Exterior Walls</i>	U _{value} =0.35 (W/m ² K)
<i>Roof</i>	U _{value} =0.17 (W/m ² K)
<i>Ground floor</i>	U _{value} =0.35 (W/m ² K)
<i>Windows</i>	U _{value} =1.10 (W/m ² K)
<i>Glazing ratio</i>	32%
<i>HVAC System</i>	GSHP COP=3.5
<i>Emission system</i>	Underfloor Heating: 40/30°C
<i>Heating Set Point (°C)</i>	20.5
<i>Cooling Set Point (°C)</i>	--
<i>Occupancy (people)*</i>	12.5
<i>Equipment (W/m²)*</i>	1.36
<i>Lighting level (W/m²)*</i>	2

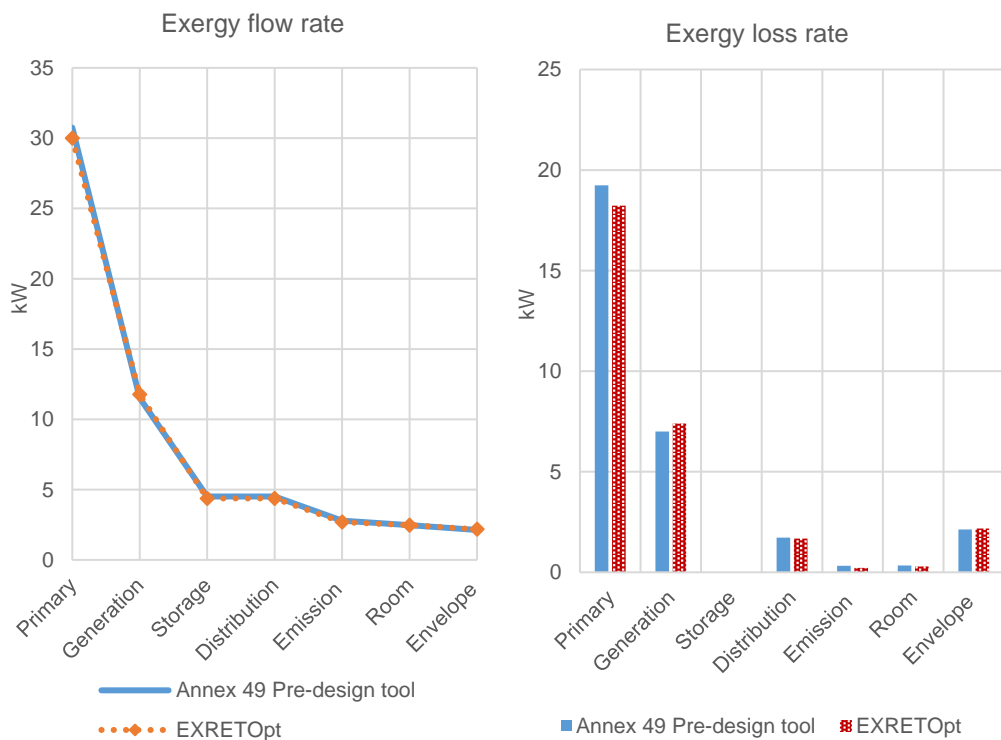
506 5.1.1 Verification results

507 The comparison between the tools' outputs, is given in Table 3. Deviations between
 508 outputs are no larger than 5% with similar results in assessing energy supply chain
 509 exergy efficiency.

510 **Table 3 Comparison of exergy rates results for inter-model verification**

Subsystems	Annex 49 Pre-design tool	ExRET-Opt	Difference kW-(Deviation %)
<i>Envelope (kW)</i>	2.13	2.18	0.05 (+2.3%)
<i>Room (kW)</i>	2.47	2.47	0.00 (0.0%)
<i>Emission (kW)</i>	2.79	2.69	0.10 (-3.6%)
<i>Distribution (kW)</i>	4.51	4.37	0.14 (-3.1%)
<i>Storage (kW)</i>	4.51	4.37	0.14 (-3.1%)
<i>Generation (kW)</i>	11.51	11.77	0.26 (+2.3%)
<i>Primary (kW)</i>	30.75	30.00	0.75 (-2.4%)
<i>Exergy efficiency ψ</i>	6.95%	7.26%	--

511 Fig. 10 shows the exergy flow rate and the exergy loss rate by subsystems. As can be noted,
 512 no larger differences exist, and the model under steady-state conditions performs well.



513 **Fig. 10 Comparison of exergy flow rates and exergy loss rates by subsystems**

515
 516 By looking at the inter-model verification, it can be concluded that ExRET-Opt under steady-
 517 state calculation presents comprehensive results.

518 5.2 Analytical verification of subroutines

519 For the analytical verification, ExRET-Opt is compared against two numerical examples from
 520 the literature. The intention of this analysis is to verify the two 'Module 3' subroutines separately
 521 ('subroutine: *dynamicexergy*' and 'subroutine: *exergoeconomics*'). Although the research in
 522 dynamic building exergy and exergoeconomic analyses is limited, two highly cited articles can
 523 be relied on. Sakulpipatsin et al. [31] work can be used to verify the dynamic exergy analysis
 524 outputs, while Yücer and Hepbasli [55] work to verify exergoeconomic outputs.

525

526 5.2.1 Dynamic exergy analysis verification and results

527 Sakulpipatsin et al. [31] presented an exploratory work showing the application of dynamic
 528 exergy analysis in a single-zone model. These dynamic calculations were implemented in
 529 TRNSYS dynamic simulation tool. The case study building is a cubic-box with a net floor area
 530 of 300 m² spread along 3 stories. The heating system is based on district heating supplying
 531 hot water at 90 °C. The cooling system is based on a small-scale chiller with a COP of 1.5.
 532 Both systems supply the thermal energy to a low-temperature heating/high-temperature
 533 cooling panels. For the reference temperature, the De Bilt, Netherlands weather file is used as
 534 it was the reference weather file used in the original research. The full input data of the building
 535 and its HVAC system can be seen in Table 4.

536 **Table 4 Input data for analytical verification of subroutine: *dynamicexergy* within ExRET-Opt**

Baseline characteristics A/C Office	Verification
<i>Case study</i>	Office building
<i>Location</i>	De Bilt, Netherlands
<i>Number of floors</i>	3
<i>Floor space (m²)</i>	300
<i>Orientation (°)</i>	0
<i>Air tightness (ach)</i>	0.6
<i>Natural ventilation rate (m³/h)/m³</i>	4
<i>Exterior Walls</i>	U-value=0.511 (W/m ² K)
<i>Roof</i>	U-value=0.316 (W/m ² K)
<i>Ground floor</i>	U-value=0.040 (W/m ² K)
<i>Windows</i>	U-value=1.300 (W/m ² K)
<i>Glazing ratio</i>	42.5% (south façade only)
<i>HVAC System</i>	Heating: District Heating, T: 90 Cooling: Small Chiller COP: 1.5 (In both cases, distribution pipes have a temperature drop of 10 °C)
<i>Emission system</i>	Low temperature Heating: 35/28°C High Temperature Cooling: 10/23 °C
<i>Heating Set Point (°C)</i>	20
<i>Cooling Set Point (°C)</i>	24
<i>Occupancy (people)*</i>	30 (75 W per person)
<i>Equipment (W/m²)*</i>	23
<i>Lighting level (W/m²)*</i>	1.33

537 Table 5 compares two groups of data (heating and cooling) between the research data and
 538 ExRET-Opt outputs. The results show the exergy demand at each part of the supply chain,
 539 considering auxiliary energy for the HVAC system components. The corresponding differences
 540 in absolute value and in percentage are also shown. Results show that ExRET-Opt is capable
 541 of accurately predicting the heating exergy performance of the system. In the cooling case,
 542 larger deviations' percentage can be noted, mainly due to lower values, where small absolute
 543 value discrepancies can represent larger deviations. If compared to the heating case, the
 544 absolute values for cooling are much lower. However, since different weather files are used,
 545 the outputs seem reasonable. Nevertheless, efficiency values are rather similar.

546 **Table 5 Comparison of annual exergy use results for analytical verification of ExRET-Opt**

	Sakulpipatsin et al. [31]	ExRET-Opt	Difference - (Deviation %)
Heating case			
Subsystems			
Building (kWh/m ² -y)	5.66	4.51	1.15 (-20.31%)
Emission (kWh/m ² -y)	16.17	13.93	2.24 (-16.6%)
Distribution (kWh/m ² -y)	19.57	16.46	3.11 (-15.9%)
Primary Generation (kWh/m ² -y)	33.03	33.78	0.75 (+1.14%)
Exergy efficiency Ψ	17.13%	13.35%	--
Cooling case			
Subsystems			
Building (kWh/m ² -y)	0.17	0.37	0.20 (+117.6%)
Emission (kWh/m ² -y)	0.25	0.80	0.55 (+220.0%)
Distribution (kWh/m ² -y)	0.33	0.88	0.55 (+166.6%)
Primary Generation (kWh/m ² -y)	2.63	4.39	1.76 (+66.9%)
Exergy efficiency Ψ	6.46%	5.95%	--

547 Considering that the analysis is done at an hourly rate, the 'subroutine: *dynamicexergy*' seems
 548 to provide reliable results. However, the cooling calculations need further testing.

549

550 5.2.2 Exergoeconomics verification and results

551 In existing relevant literature, no comprehensive example of a dynamic exergy analysis
 552 combined with an exergoeconomic analysis applied to a building exists. However, Yücer and
 553 Hepbasli [55] performed a steady-state exergy and exergoeconomic analysis of a building's
 554 heating system, based on the SPECO method. The limitation of this research is that the exergy
 555 outputs are presented for just one temperature, neglecting the dynamism of an actual
 556 reference environment. For the case study, a house accommodation of 650 m² is considered.
 557 The reference environment is taken as 0 °C, with an internal temperature of 21 °C. The HVAC

558 system is composed of a steam boiler, using fuel oil that provides thermal energy to panel
 559 radiators to finally heat the room. Solar and internal heat gains have been neglected. The
 560 characteristics of the case study can be seen in Table 6.

561 **Table 6 Input data for analytical verification of subroutine: exergoeconomics within ExRET-Opt**

Baseline characteristics A/C Office	Verification
<i>Case study</i>	House accommodation building
<i>Location</i>	Izmir, Turkey
<i>Number of floors</i>	3
<i>Floor space (m²)</i>	650
<i>Orientation (°)</i>	0
<i>Air tightness (ach)</i>	1.0
<i>Natural ventilation rate (m³/h)/m³</i>	--
<i>Exterior Walls</i>	U _{value} =0.96 (W/m ² K)
<i>Roof</i>	U _{value} =0.43 (W/m ² K)
<i>Ground floor</i>	U _{value} =0.80 (W/m ² K)
<i>Windows</i>	--
<i>Glazing ratio</i>	--
<i>HVAC System</i>	Heating: Oil Boiler, T: 110 °C (Distribution pipes have a temperature drop < 10 °C)
<i>Emission system</i>	Radiator panels Heating: 35/28°C
<i>Heating Set Point (°C)</i>	21
<i>Cooling Set Point (°C)</i>	--
<i>Occupancy (people)*</i>	--
<i>Equipment (W/m²)*</i>	--
<i>Lighting level (W/m²)*</i>	--

562 However, another limitation exists for the exergoeconomic analysis, as the authors have
 563 reduced the subsystems' analysis from seven to just three: generation, distribution, and
 564 emission subsystems. Since the capital cost of the subsystem is essential for this analysis, this
 565 is provided in Table 7.

566

567 **Table 7 Components capital cost of the building HVAC system**

Subsystems	Capital cost (\$)²
<i>Distribution pipes</i>	3,278
<i>Radiator panels</i>	5,728
<i>Steam boiler</i>	13,810
<i>Envelope</i>	3,959

568 The exergy price of the fuel is fundamental for exergoeconomic analysis as is it the product
 569 price entering the analysed stream. Only the heating mode is analysed, where fuel oil is

² Monetary values (USD) given as per original source

570 utilised. As the energy quality for oil is set at 1.0, both the energy price and exergy price are
 571 considered similar (0.096 \$/kWh).

572 Table summarises the results for this verification. First, a comparison of the steady-state exergy
 573 analysis is done to ensure that exergy values are within acceptable range. Some deviations
 574 are found, with the greatest at the room air subsystem (31.9%). However, as the deviations
 575 for the other subsystems are lower and the overall exergy efficiency of the whole system is
 576 similar, the obtained results seem acceptable.

577 **Table 8 Comparison of exergy rates results for subroutine: exergoeconomics verification**

Subsystems	Yücer and Hepbasli [55]	ExRET-Opt Exergy analysis	Difference (Deviation %)
Envelope (kW)	3.78	3.11	0.67 (-17.7%)
Room (kW)	11.93	8.13	3.80 (-31.9%)
Emission (kW)	12.61	13.20	0.61 (-4.6%)
Distribution (kW)	17.15	18.09	0.94 (+5.5%)
Generation (kW)	82.38	94.98	-12.60 (+15.3%)
Primary (kW)	107.09	101.44	-5.65 (-5.3%)
Exergy efficiency Ψ	3.53%	3.06%	--

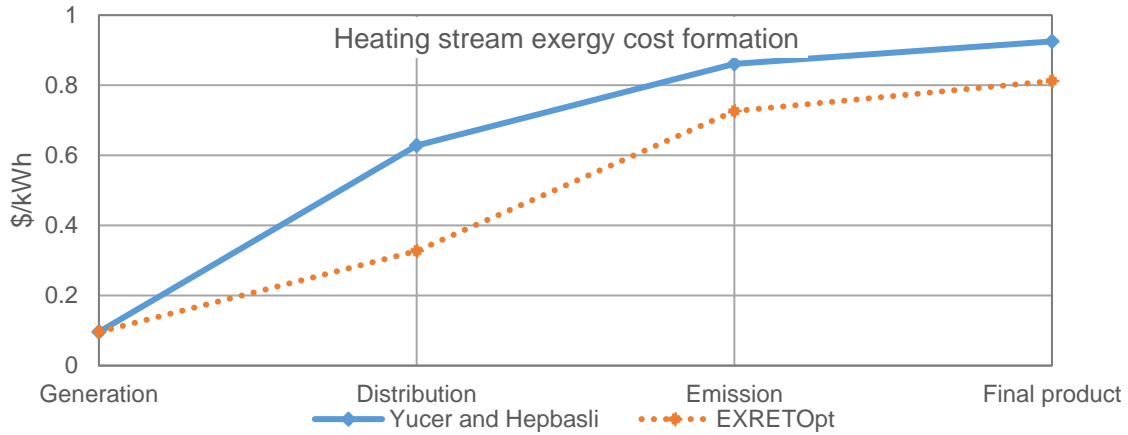
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579 Table shows the verification of the exergoeconomic outputs for the reduced system analysis.
 580 Cost of fuels and products at each stage of the energy supply chain presented a similar
 581 increase trend. However due the simplicity of the steady-state approach by Yücer and Hepbasli
 582 [55], a great part of exergy destruction cost is not accounted correctly. On the other hand,
 583 ExRET-Opt calculates the exergy cost formation throughout the whole thermal energy supply
 584 chain.

585 **Table 9 Exergoeconomic comparison between research and ExRET-Opt**

Subsystems	Yücer and Hepbasli [55] Exergoeconomic analysis			ExRET-Opt Exergoeconomic analysis			Difference (Deviation %)		
	C, product \$/kWh	Z \$/h	C, fuel \$/kWh	C, product \$/kWh	Z \$/h	C, fuel \$/kWh	C, product \$/kWh	Z \$/h	C, fuel \$/kWh
	Generation	0.096	0.46	0.628	0.096	0.44	0.327	0.00 (0.0%)	0.02 (-4.3%)
Distribution	0.628	0.07	0.861	0.327	0.07	0.726	0.301 (-48.1%)	0.00 (0.0%)	0.135 (-15.7%)
Emission	0.861	0.17	0.925	0.726	0.18	0.812	0.135 (-15.7%)	.01 (+5.9%)	.0113 (-12.2%)

586 Fig. 11 illustrates the stream cost increase comparison. The exergy cost formation increase is
 587 due to the system inefficiencies in the energy supply system with high volumes of exergy
 588 destructions. At each stage, an amount of economic value is added to the energy stream when
 589 it passes the energy supply chain.



590

591

Fig. 11 Exergoeconomic cost increase of the stream

592 Although the graph shows a similar behaviour, the deviations can be related to several factors.
 593 One is that ExRET-Opt performs the calculation for a supply chain composed of 7 subsystems,
 594 so exergy formation is more detailed and considers inefficiencies of different type of
 595 equipment. Another factor, is that the author does not mention the number of hours that the
 596 equipment is working, which affects the capital cost rate (\dot{Z}) and thus affects the exergy cost
 597 formation of the stream. However, final cost deviation was only found at 12.2%.

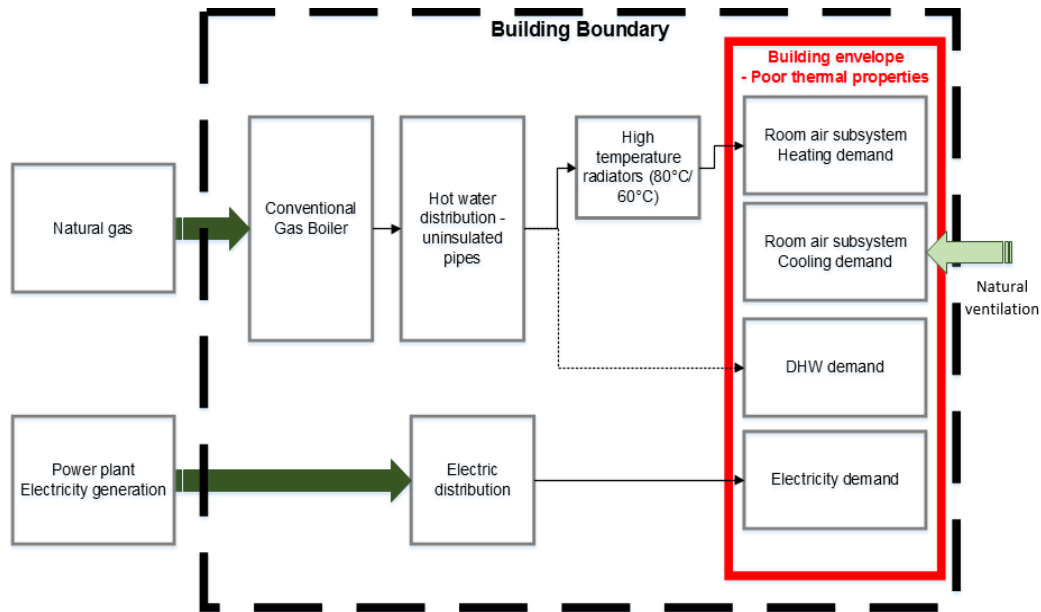
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599 6. ExRET-Opt application

600

601 6.1 Case study and baseline values

602 To demonstrate ExRET-Opt capabilities, this has been applied to recently retrofitted primary
 603 school building (1900 m²) located in London, UK. The simulation model consists of a fourteen-
 604 thermal zone building. The largest proportion of the floor area is occupied by classrooms, staff
 605 offices, laboratories, and the main hall. Other minor zones include corridors, bathrooms, and
 606 other common rooms. Heating is provided by means of conventional gas boiler and high
 607 temperature radiators (80°C/60°C) with no heat recovery system. As no artificial cooling
 608 system is regarded, natural ventilation is considered during summer months. A schematic
 609 layout of the building energy system is illustrated in Fig. 12. Buildings thermal properties as
 610 well as energy benchmark indices are presented in Table 10. Properties such as occupancy
 611 schedules and inputs as well as environmental values are taken from the UK NCM [74] and
 612 Bull et al. [75].



613

614

Fig. 12 Schematic layout of the energy system for the Primary School base case

615

Table 10 Primary school baseline building model characteristics

Baseline characteristics	Primary School
<i>Year of construction</i>	1960s
<i>Number of floors</i>	2
<i>Floor space (m²)</i>	1,990
<i>Orientation (°)⁺</i>	227
<i>Air tightness (ach)⁺</i>	1.0
<i>Exterior Walls⁺</i>	Cavity Wall-Brick walls 100 mm brick with 25mm air gap $U_{\text{value}}=1.66$ (W/m ² K)
<i>Roof⁺</i>	200mm concrete block $U_{\text{value}}=3.12$ (W/m ² K)
<i>Ground floor⁺</i>	150mm concrete slab $U_{\text{value}}=1.31$ (W/m ² K)
<i>Windows⁺</i>	Single-pane clear (5mm thick) $U_{\text{value}}=5.84$ (W/m ² K)
<i>Glazing ratio</i>	28%
<i>HVAC System⁺</i>	Gas-fired boiler 515 kW $\eta = 82\%$ No cooling system
<i>Emission system</i>	Heating: HT Radiators 90/70°C Cooling: Natural ventilation
<i>Heating Set Point (°C)⁺</i>	19.3
<i>Cooling Set Point (°C)⁺</i>	--
<i>Occupancy (people/m²)⁺*</i>	2.1
<i>Equipment (W/m²)^{**}</i>	2.0
<i>Lighting level (W/m²)^{**}</i>	12.2
<i>EUI electricity (kWh/m²-y)</i>	45.6
<i>EUI gas (kWh/m²-y)</i>	142.3
<i>Annual energy bill (£/y)</i>	19,449
<i>Thermal discomfort (hours)</i>	1,443
<i>CO₂ emissions (Tonnes)</i>	214.8

616 By end-use, heating represents 58.1% of the total energy demand, meaning that the 515 kW
 617 gas fired boiler consumes 781.7 GJ/year of natural gas. This is followed by 238.2 GJ/year for
 618 DHW (17.7%) and 59.0 GJ/year of electricity for interior lighting (13.7%). Fans, mainly used
 619 for mechanical cooling and extraction also have an intensive use, demanding 66.1 GJ/year,
 620 representing 4.9% of the total energy demand.

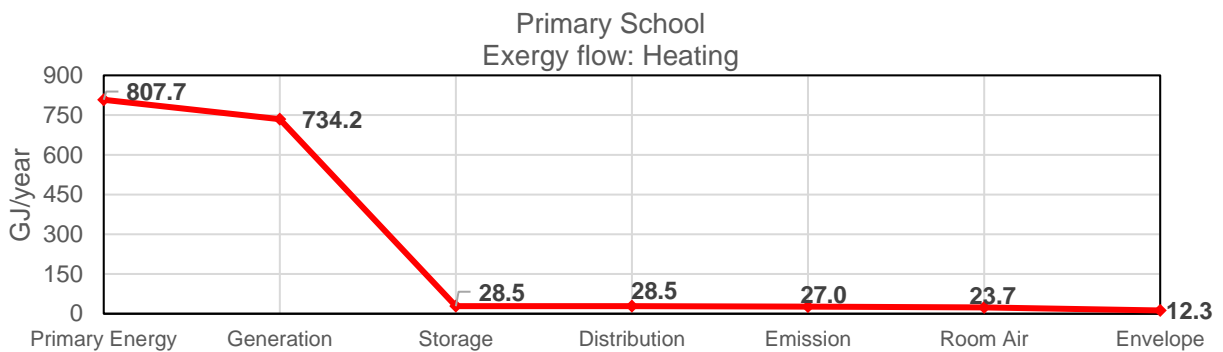
621 The outputs from the economic analysis deliver an annual energy bill of £19,449.3 for the
 622 building, where £10,949.6 is needed to cover electricity demand and £8,499.6 for natural gas.
 623 In addition, the LCC (over 50 years) obtained is found at £500,425 (£251.5/m²).

624

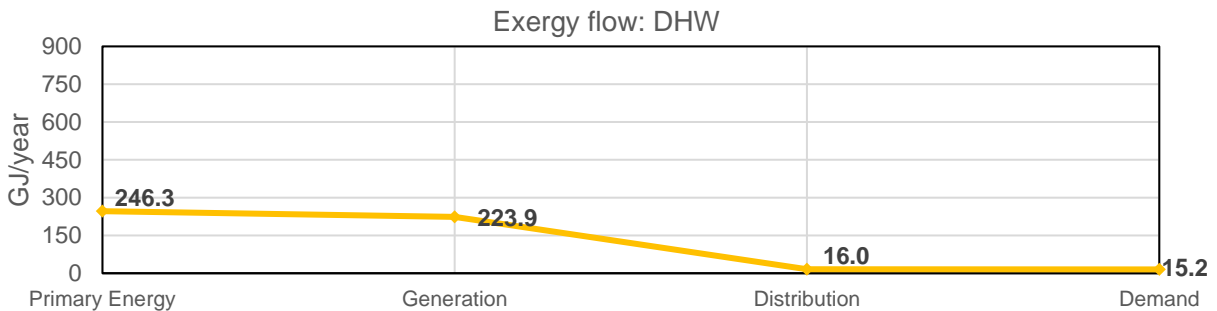
625 *6.1.1 Primary School baseline exergy flows and exergoeconomic values*

626 The building requires a total primary exergy input of 1,915.9 GJ/year (264.4 kWh/m²-year). By
 627 product type, electric-based equipment requires the largest share of 861.9 GJ (45%), followed
 628 by heating with 807.7 GJ (42.2%) and DHW with 246.3 GJ (12.8%). Fig. 13 shows the annual
 629 exergy flows for the three products analysed. Exergy flow diagrams give a first insight in the
 630 exergy behaviour inside the different building energy systems.

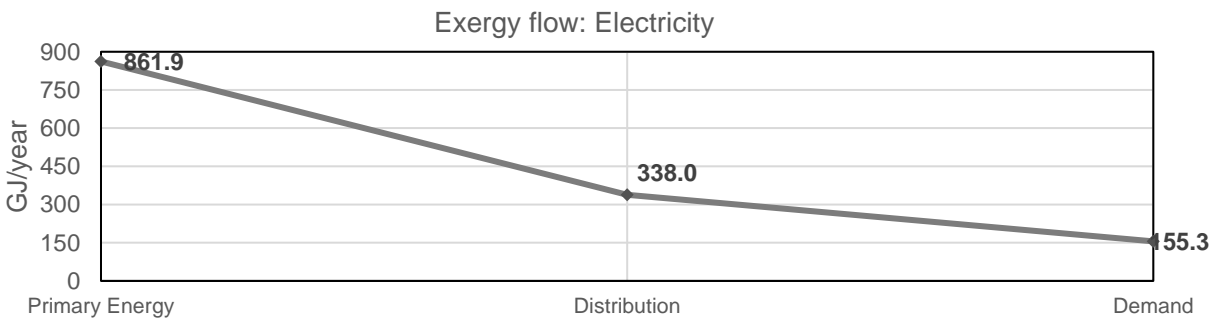
631



632



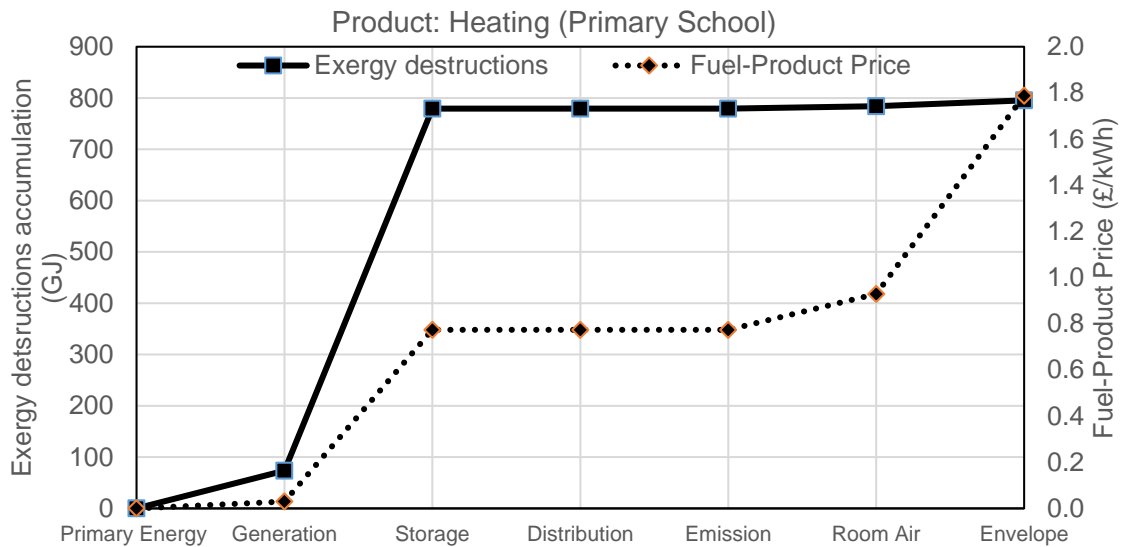
633



634

Fig. 13 Exergy flows by product type. Primary School

635 Fig. 14 illustrates the building heating product cost formation throughout the energy supply
 636 chain, showing that the heating product at the thermal zone increases from £0.03/kWh (gas
 637 price) to £1.79/kWh, with a total relative cost difference r_k of 58.66.



638
 639 **Fig. 14 Exergy destruction accumulation vs product cost formation for the heating stream.**
 640 **Primary School**

641 Until now, as no retrofit strategy has been implemented, no capital cost and revenue can be
 642 calculated ($\dot{Z}_{sys} = 0$, $\dot{R} = 0$). Therefore, the $Exec_{CB,baseline}$ or $\dot{C}_{D,sys}$ has a value of £2.72/h
 643 (£17,672.9/year). By products, exergy destructions cost from heating processes represents
 644 67%, electric appliances 26%, and DHW 7%. The baseline exergy and exergoeconomic values
 645 can be seen in Table 11.

646

Table 11 Baseline exergy and exergoeconomic values	
Baseline characteristics	Primary School
<i>Exergy input (fuel) (GJ)</i>	1915.9
<i>Exergy demand (product) (GJ)</i>	182.8
<i>Exergy destructions (GJ)</i>	1733.1
<i>Exergy efficiency HVAC</i>	1.5%
<i>Exergy efficiency DHW</i>	6.2%
<i>Exergy efficiency Electric equip.</i>	18.0%
<i>Exergy efficiency Building</i>	9.5%
<i>Exergy cost fuel-prod HEAT (£/kWh) $\{r_k\}$</i>	0.03—1.79 {58.66}
<i>Exergy cost fuel-prod COLD (£/kWh) $\{r_k\}$</i>	----- {---}
<i>Exergy cost fuel-prod DHW (£/kWh) $\{r_k\}$</i>	0.03—0.44 {13.66}
<i>Exergy cost fuel-prod Elec (£/kWh) $\{r_k\}$</i>	0.12—0.26 {1.16}
<i>D (£/h) Exergy destructions cost (energy bill £; %D from energy bill)</i>	2.72 {17,672.9; 90.8%}
<i>Z (£/h) Capital cost</i>	0
<i>Exergoeconomic factor f_k (%)</i>	1
<i>Exergoeconomic cost-benefit (£/h)</i>	2.72

647 6.2 Optimisation

648 6.2.1 Algorithm settings

649 a) Objective functions

650 As mentioned, an energy optimisation problem requires at least two conflicting problems. In
651 this study three objectives that have to be satisfied simultaneously are going to be investigated.
652 These are the minimisation of overall exergy destructions, reduction of occupant thermal
653 discomfort, and maximisation of project's Net Present Value:

654 I. Building annual exergy destructions (kWh/m²-year):

$$655 Z_1(x) \min = Ex_{dest,bui} = \sum Ex_{prim}(t_k) - \sum Ex_{dem,bui}(t_k) \quad (5)$$

656

657 II. Occupant discomfort hours:

$$658 Z_2(x) \min = (PMV | > 0.5) \quad (6)$$

659

660 III. Net Present Value_{50 years} (£):

$$661 Z_3(x) \max = NPV_{50years} = -TCI + \left(\sum_{n=1}^N \frac{R}{(1+i)^n} \right) + \frac{SV_N}{(1+i)^N} \quad (7)$$

662 However, for simplification and to encode a purely minimisation problem, the NPV is set as
663 negative (although the results will be presented as normal positive outputs). Therefore:

$$664 Z_3(x) \min = -NPV_{50years} = - \left\{ -TCI + \left(\sum_{n=1}^N \frac{R}{(1+i)^n} \right) + \frac{SV_N}{(1+i)^N} \right\} \quad (8)$$

665 b) Constraints

666 Furthermore, it was chosen to subject the optimisation problem to three constraints. First, as
667 a pre-established budget is one of the most common typical limitations in real practice, it was
668 decided to use the initial total capital investment as a constraint. From a previous research
669 [58], a deep retrofit design for this exact same building was suggested with an investment of
670 £734,968.1; therefore, this budget was taken as an economic constraint. In this instance, the
671 aim is to test ExRET-Opt to deliver cheaper solutions with better energetic, exergetic,
672 economic, and thermal comfort performance. Additionally, DPB is also considered as a
673 constraint, sought for solutions with a DPB of 50 years or less, giving positive NPV values.
674 Finally, a third constraint is the maximum baseline discomfort hours, subjecting the model not
675 to worsen the initial baseline conditions (1,443 hours). Hence, the complete optimisation
676 problems can be formulated as follows:

677 Given a ten-dimensional decision variable vector
 678 $x = \{X^{HVAC}, X^{wall}, X^{roof}, X^{ground}, X^{seal}, X^{glaz}, X^{light}, X^{PV}, X^{wind}, X^{heat}\}$, in the solution space X ,
 679 find the vector(s) x^* that:

680
 681 *Minimise:* $Z(x^*) = \{Z_1(x^*), Z_2(x^*), Z_3(x^*)\}$

682 *Subject to follow inequality constraints:* $\begin{cases} TCI \leq \text{£}734,968 \\ DPB \leq 50 \text{ years} \\ Discomfort \leq 1,443 \text{ hrs} \end{cases}$ {constraints}

683
 684 **c) NSGA-II parameters**

685 As GA requires a large population size to efficiently work to define the Pareto front within the
 686 entire search space, Table 12 shows the selected algorithm parameters.

687 **Table 12 Algorithm parameters and stopping criteria for optimisation with GA**

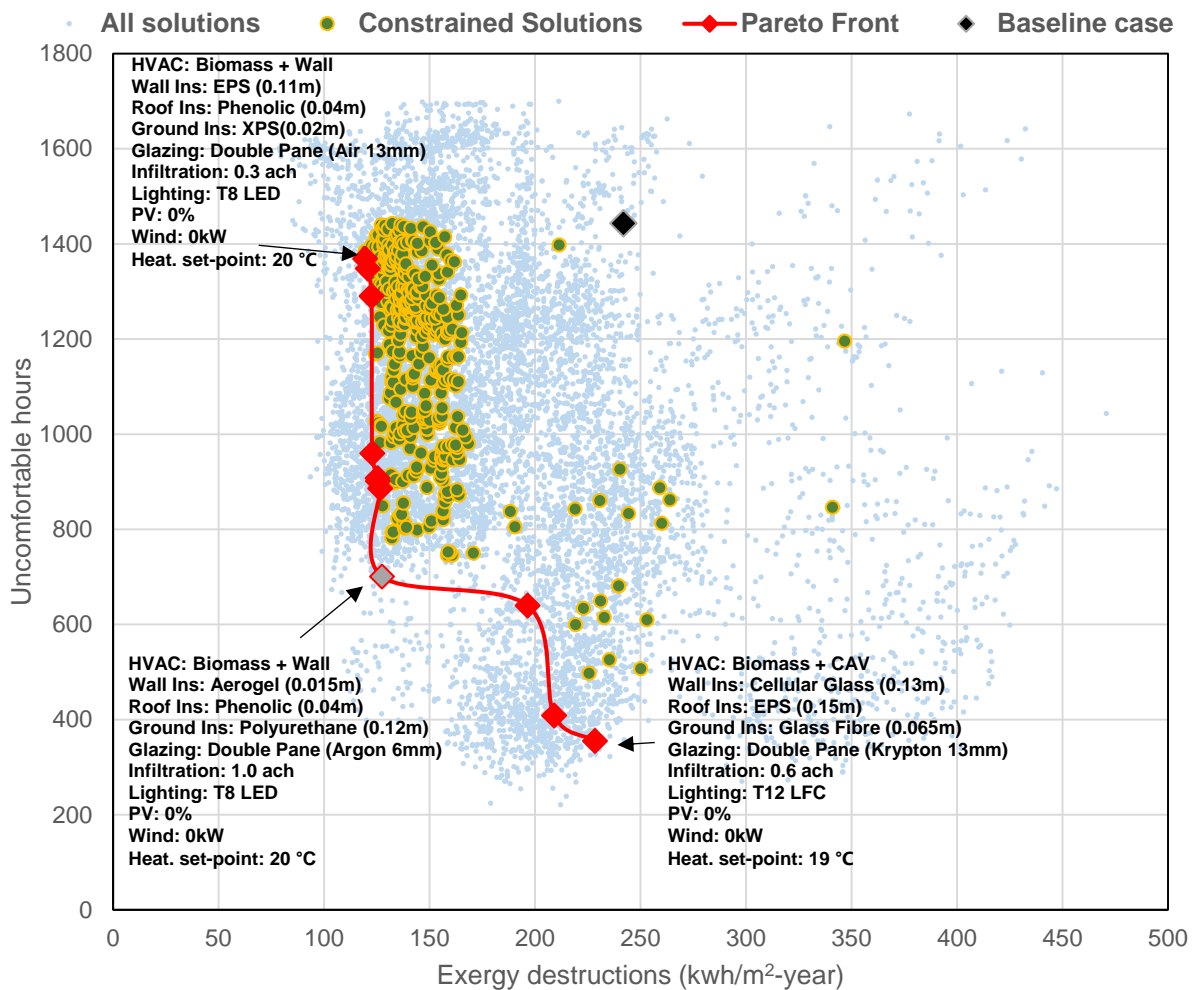
Parameters	
<i>Encoding scheme</i>	Integer encoding (discretisation)
<i>Population type</i>	Double-Vector
<i>Population size</i>	100
<i>Crossover Rate</i>	100%
<i>Mutation Rate</i>	20%
<i>Selection process</i>	Stochastic – fitness influenced
<i>Tournament Selection</i>	2
<i>Elitism size</i>	Pareto optimal solutions
Stopping criteria	
<i>Max Generations</i>	100
<i>Time limit (s)</i>	10^6
<i>Fitness limit</i>	10^{-6}

688
 689 **6.3 Results optimisation**

690
 691 **6.3.1 Dual-objective analysis**

692 In this section, the performance of the system can be presented as a trade-off between the
 693 pairs of objectives to easily illustrate Pareto solutions. This represents an analysis of the three
 694 sets of dual objectives: 1) *Exergy destructions – Comfort*, 2) *Exergy Destruction – NPV*, and
 695 3) *Comfort – NPV*. All simulated solutions, the solutions constrained by the selected criteria,
 696 the baseline case, and the Pareto front are represented in the following graphs. Each solution
 697 in the Pareto front has associated different BER strategies.

698 Fig. 15 illustrates the simultaneous minimisation of exergy destructions and discomfort hours,
 699 localising the constraint solutions and the Pareto front, formed by eleven designs. Models with
 700 better outputs in the objectives that are not part of the Pareto front are due to the established
 701 constraints, either related to thermal comfort, capital investment, or cost-benefit. When
 702 analysing the Pareto front, the most common HVAC systems are H10: Biomass boiler with
 703 CAV system and H28: Biomass Boiler with wall heating, both with a frequency of 27.3%. For
 704 insulation, no measures with exact technology and thickness repeat; however, the most
 705 common technology is EPS for the wall, Polyurethane and EPS for the roof, and polyurethane
 706 for the ground floor. In respect to the infiltration rate, 0.7 *ach* is the most common value. For
 707 active systems, the T8 LED lighting system, with no PV panels and wind turbines are the most
 708 frequent variables. The minimum value for exergy destructions is achieved by the system H28,
 709 while the minimum value for discomfort by the H10. The whole description of the BER designs
 710 for both optimised extremes can be seen in the graph. Also, the BER design that represents
 711 the model closer to the 'utopia point' is presented. The utopia point is represented by a
 712 theoretical solution that has both optimised values.



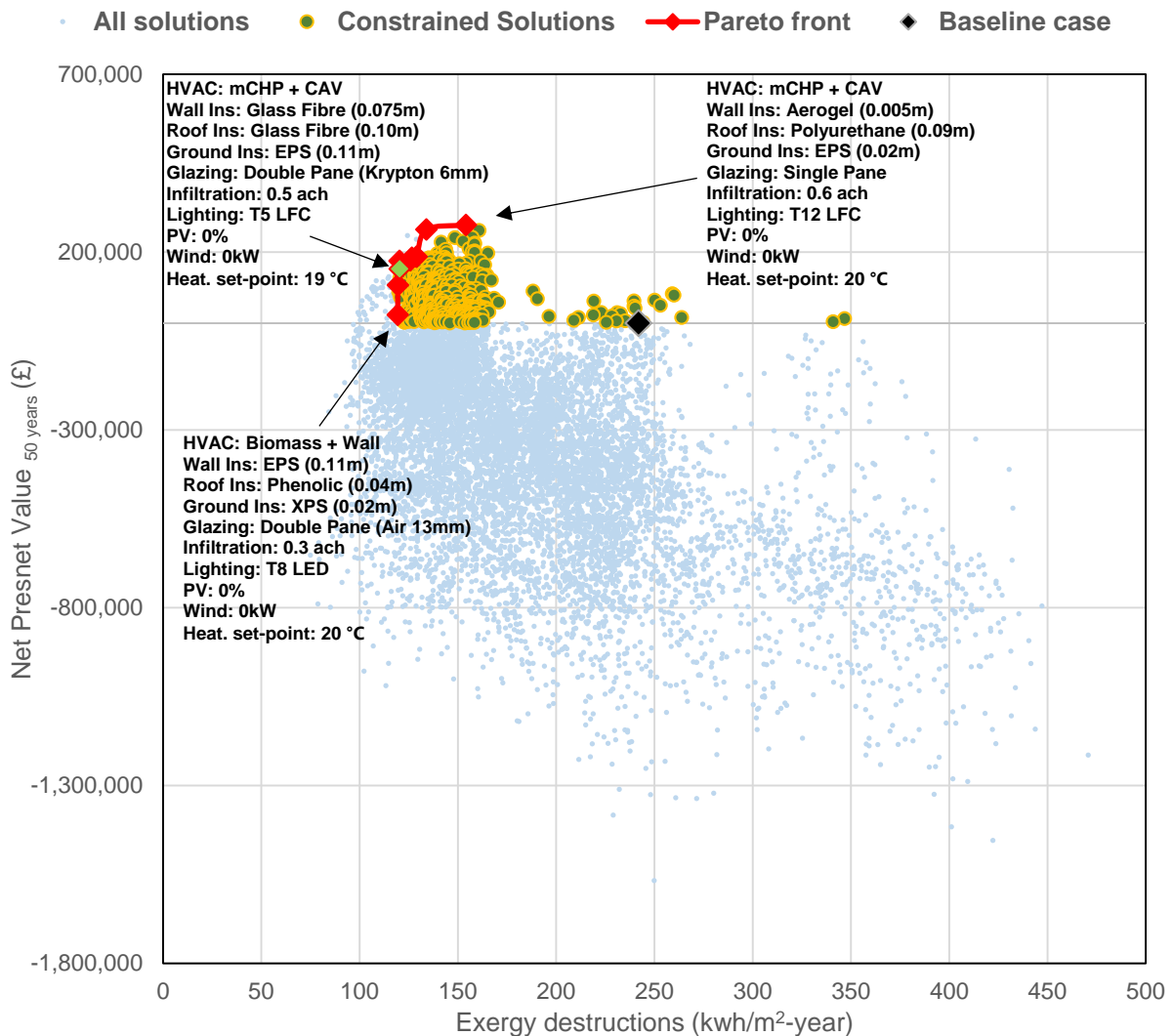
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714

715

Fig. 15 Optimisation results and Pareto front (Exergy destructions - Comfort) for the Primary School

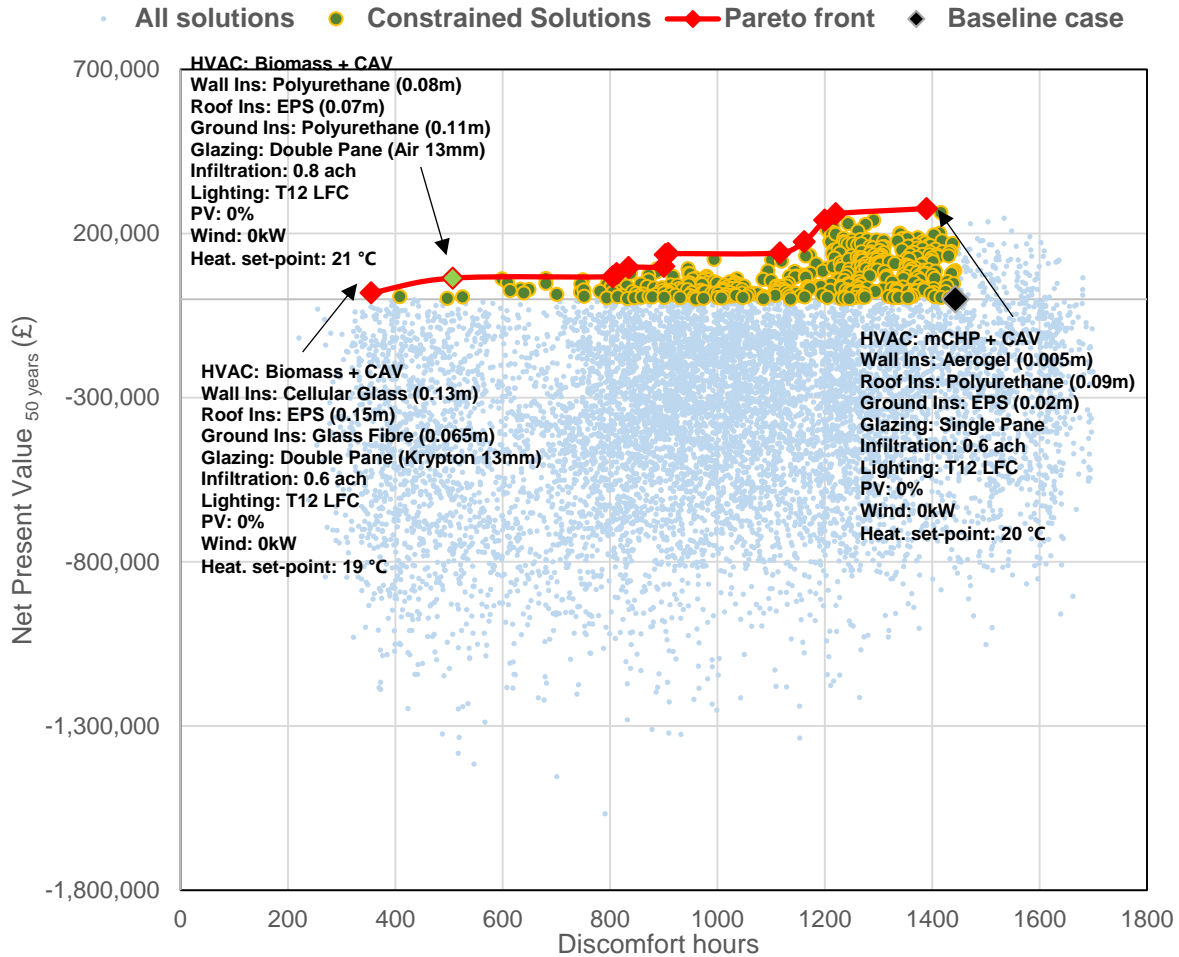
716 Fig. 16 illustrates the simultaneous minimisation of exergy destructions and maximisation of
 717 NPV. In this case, the Pareto front is formed by nine designs. The most frequent HVAC design
 718 is H31: microCHP with a CAV system, presented in eight of the nine cases. The only other
 719 system is H28: Biomass boiler and Wall heating. For the wall insulation, the most frequent
 720 technologies are EPS and glass fibre, while for both roof and ground is EPS. The most
 721 common infiltration rate is 0.4 *ach*, with a frequency of 44.4%, while the most frequent glazing
 722 system (33.3%) is double glazing with 6 mm gap of Krypton. For the lighting system it is T5
 723 LFC, and again no renewable systems are common, where just one of the models includes a
 724 20 kW wind turbine.



725
 726 **Fig. 16 Optimisation results and Pareto front (Exergy destructions - NPV) for the Primary**
 727 **School**

728
 729 The results for the dual optimisation of thermal comfort and NPV are illustrated in Fig. 17. The
 730 Pareto front is formed by thirteen solutions. The most common HVAC system is H28: Biomass
 731 boiler and wall heating with a recurrence of 46.2%. The most common insulation measures

732 are cellular glass and cork board for the walls, EPS for the roof, and polyurethane for the floor.
 733 The infiltration rate that dominates the optimal solutions is 0.8 ach, with no retrofit in the glazing
 734 system. Regarding active systems, the baseline's T12 LFC is the most common solution with
 735 no installation of PV panels and wind turbines.

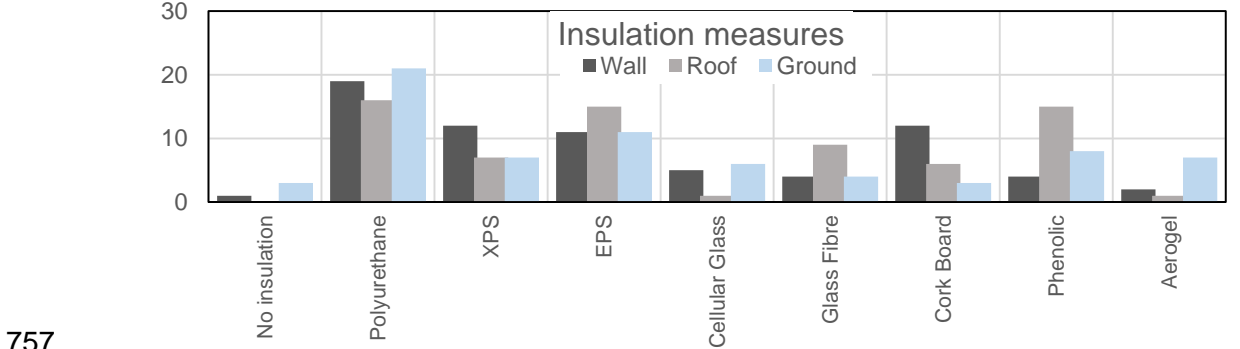
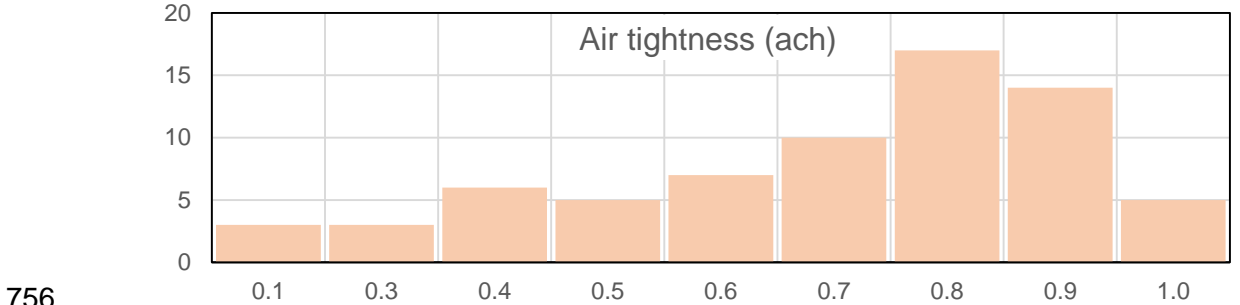
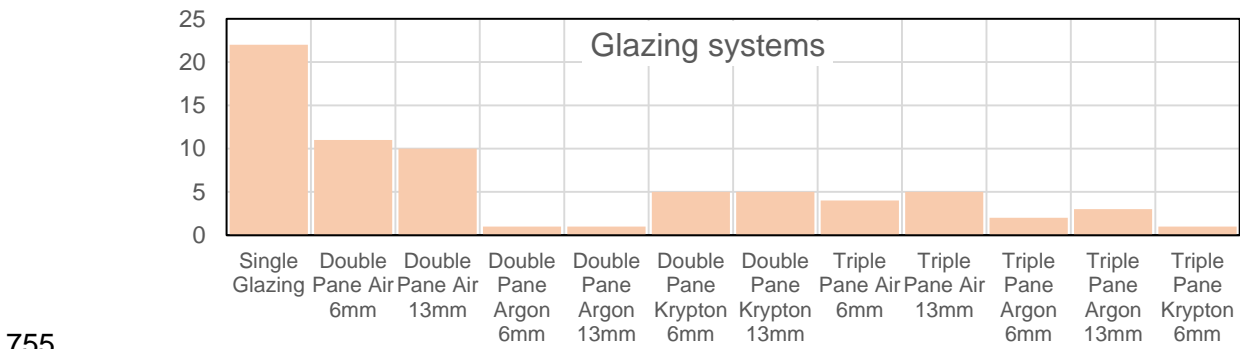
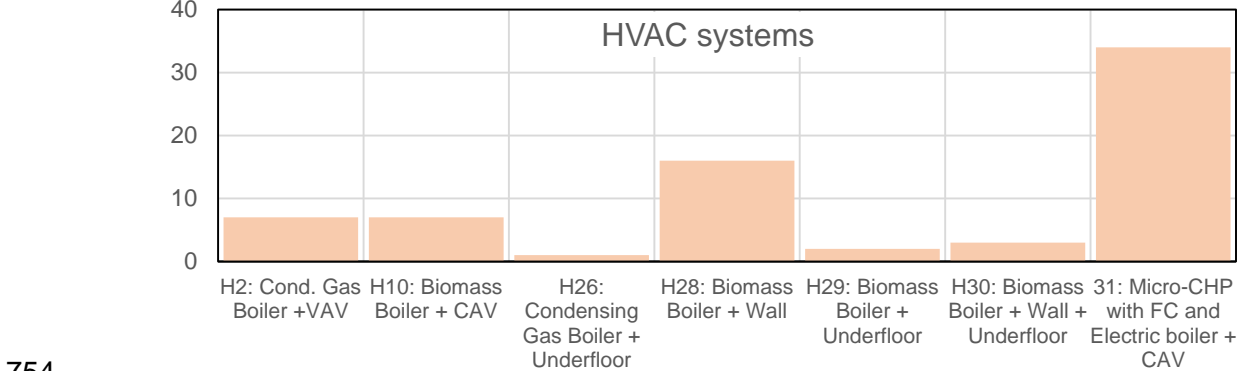


736
 737 **Fig. 17 Optimisation results and Pareto front (Comfort - NPV) for the Primary School**
 738

739 **6.3.2 Triple-objective analysis**

740 The constrained solutions' space consists of 417 models, of which the Pareto surface is
 741 composed of only 70 possible solutions. Given the constraints, the Pareto results suggest that
 742 the optimisation study found more models oriented to minimise exergy destructions and
 743 maximise NPV, while struggling to optimise the thermal comfort objective. This is also
 744 complemented by the fact that the majority of optimal solutions present high values of
 745 infiltration levels ($0.5 < x < 1.0$ ach). This might be the case for obtaining average improvement
 746 in occupant thermal comfort. Nevertheless, the Pareto front also obtained models with good
 747 thermal comfort performance, with discomfort values of 400 hours or less annually. Regarding
 748 the HVAC system, H31: mCHP with CAV system is presented in the majority of optimal

749 solutions. On the other hand, the optimisation suggests not to retrofit the glazing systems due
 750 to its high capital investment costs. In respect to insulation, Polyurethane is found to be the
 751 most frequent technology among all three parts of the envelope. The most common insulation
 752 thicknesses are found to be 5 cm, 1cm, and 2 cm for wall, roof, and ground respectively. Fig.
 753 18 shows the frequency distribution of the main BER solutions in the Pareto front.



758 **Fig. 18 Frequency distribution graphs of main retrofit variables from the Pareto front for the**
 759 **Primary School case study**

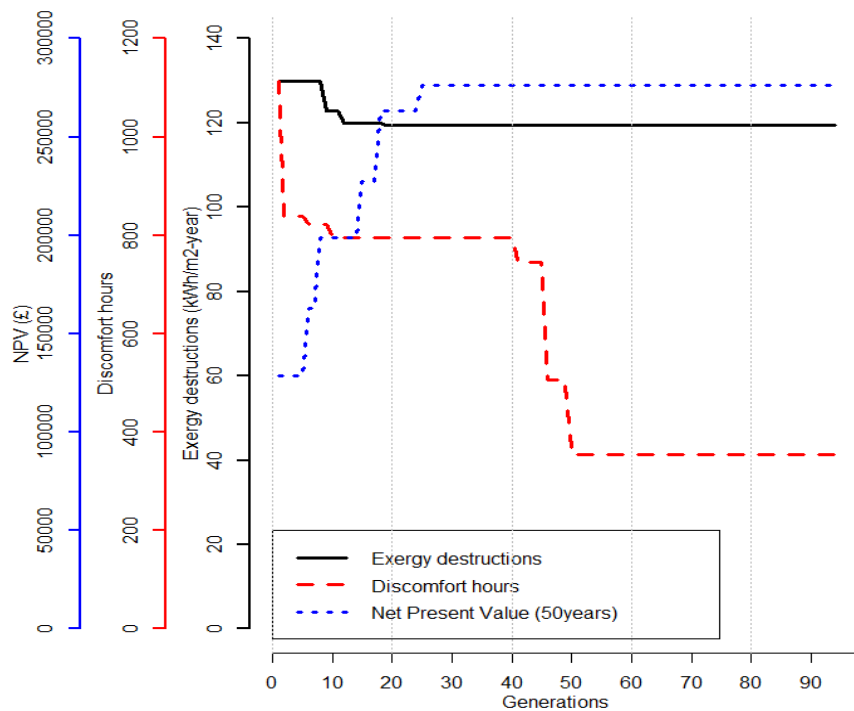
760 Other design variables that are not illustrated and dominate the Pareto front are T12 LFC for
 761 the lighting system, the implementation of a 20 kW wind turbine, lack of installation of PV roof
 762 panels, and a heating set-point of 18 °C. This set-point variable also impacts the poor
 763 improvement in thermal comfort.

764

765 *6.3.3 Algorithm behaviour - Convergence study*

766 For both cases, the convergence metrics were computed for every generation. Fig. 19
 767 illustrates the evolution of the three objective functions corresponding to each generation and
 768 its convergence with an allowance of one hundred generations. The results demonstrate that
 769 exergy destructions converged after the nineteenth generation (119.4 kWh/m²-year),
 770 discomfort hours converged after the fiftieth (355 hours), and NPV after the twenty-fifth
 771 generation (£276,182). As it can be seen, the minimum value for exergy destructions found in
 772 the first generation (129.8 kWh/m²-year) is similar to the one found in the last generations,
 773 meaning that the algorithm selected a ‘strong’ and ‘healthy individual’ (building model) from
 774 the first generation. However, due to the model’s strict constraints, larger number of
 775 generations are required for the discomfort hours to converge within an acceptable value.

776



777

778 **Fig. 19 Convergence of Primary School optimisation procedure for the three objective**
 779 **functions**

780

781 *6.4 Multiple-criteria decision analysis (compromise programming)*

782 In order to tackle the multi-objective optimisation procedure within ExRET-Opt, the MCDM
 783 module is used. In compromise programming, firstly, the non-dominated set is defined with
 784 respect to the ideal (Utopian - Z^*) and anti-ideal (Nadir - Z_*) points, which represent the
 785 optimisation and anti-optimisation of each objective individually. For this study, the process
 786 can be written as follows:

$$787 \quad \alpha_{exergy_dest} \geq \left(\frac{|Z_{exergy_dest}(x) - Z^*_{exergy_dest}|}{|Z^*_{exergy_dest} - Z_*_{exergy_dest}|} \right) * (p_{exergy_dest}) \quad (9)$$

$$788 \quad \alpha_{discomfort} \geq \left(\frac{|Z_{discomfort}(x) - Z^*_{discomfort}|}{|Z^*_{discomfort} - Z_*_{discomfort}|} \right) * (p_{discomfort}) \quad (10)$$

$$789 \quad \alpha_{NPV} \geq \left(\frac{|Z^*_{NPV} - Z_{NPV}(x)|}{|Z^*_{NPV} - Z_*_{NPV}|} \right) * (p_{NPV}) \quad (11)$$

790 For the application of compromise programming, the weighting procedure by scanning different
 791 combinations for the three objectives is subject to the following constraint:

$$792 \quad \sum_{j=1}^n p_j = p_{exergy_dest} + p_{discomfort} + p_{NPV} = 1 \quad (12)$$

793

794 Finally, as an individual distance (α_j) is obtained for each objective, these are added up for
 795 every solution:

$$796 \quad \alpha_{cheb} = \sum_{j=1}^n \alpha_j = \alpha_{exergy_dest} + \alpha_{discomfort} + \alpha_{NPV} \geq 0 \quad (13)$$

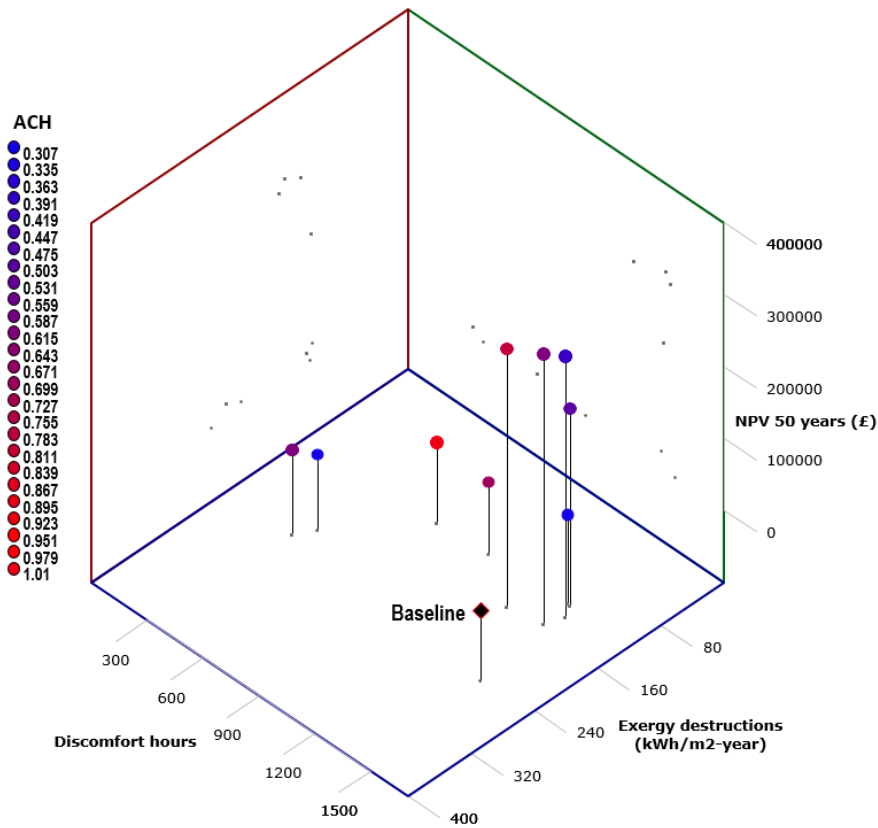
797

798 The method then scans all the feasible sets and minimises the deviation from the ideal point,
 799 obtaining the minimum Chebyshev distance ($[\min]\alpha_{cheb}$):

$$800 \quad [\min]\alpha_{cheb} = \min \sum_{j=1}^n \alpha_j \quad (14)$$

801

802 For the case study, the entire range of defined criteria and different weights of coefficient
 803 values is summarised in Appendix B. The table shows the best solution for each weighting
 804 design showing the BER retrofit parameters code (Appendix A) along the obtained results for
 805 each objective function. Having this type of information gives the decision maker the flexibility
 806 and possibility of a straightforward BER design change, if new insights arise as a result of the
 807 objectives' priorities adjustment. From a detailed analysis of the outputs, it is found that only
 808 nine solutions are considered by the MCDM, as similar BER design repeats in different
 809 weighting coefficients (Fig. 20).

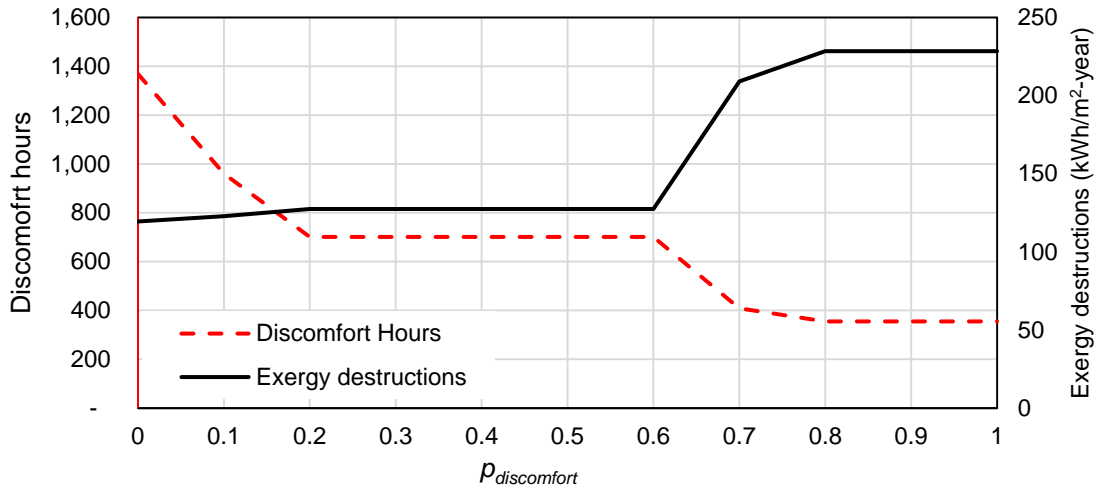


810

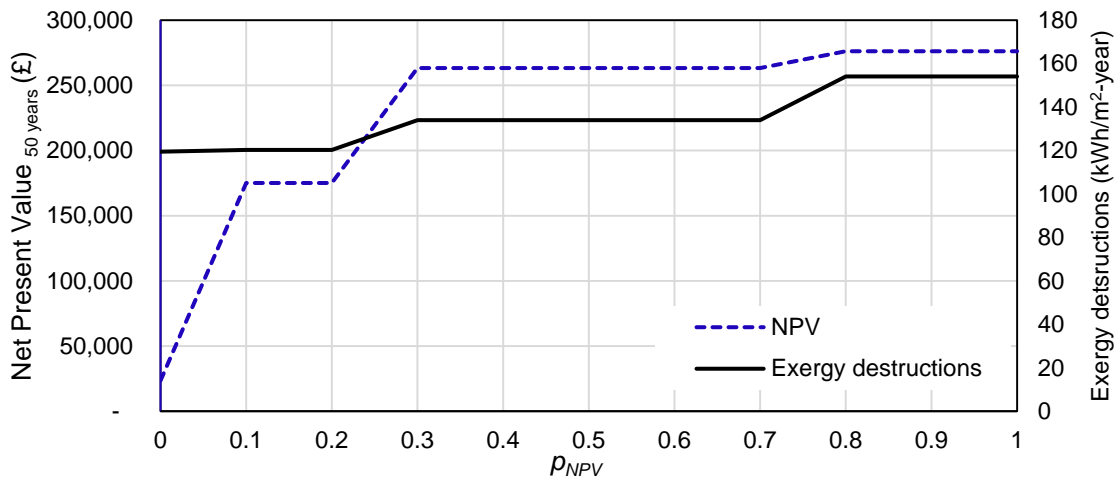
811 **Fig. 20 Primary School optimal solutions found by Compromise Programming MCDM method**

812

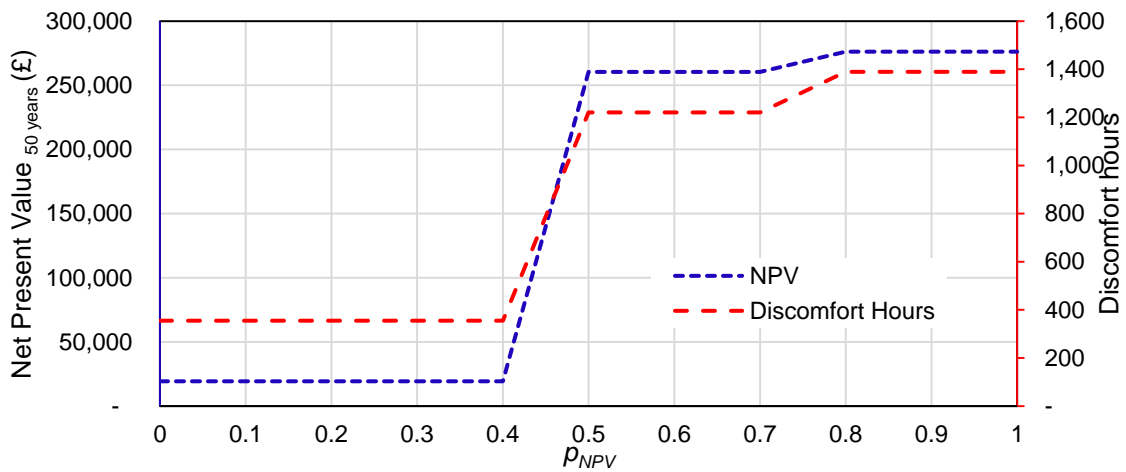
813 Fig. 21 shows the compromise solutions for different weights for all pairs of objective functions
 814 combinations, demonstrating how the objective functions' outputs change with respect to the
 815 coefficient weight. These graphs show the competitive nature of all three objectives. For
 816 example, as a result of demanding more exergy to cover internal thermal conditions, an
 817 increase in exergy destructions leads to a decrease in occupant thermal discomfort. However,
 818 meeting at $p_{exergy}=0.4$ and $p_{discomfort}=0.6$ good solutions for both objectives can be obtained.
 819 When comparing NPV and exergy destructions, it demonstrates that projects with higher NPV
 820 merely increase exergy destructions, meaning that a compromise in building exergy efficiency
 821 could lead to a more profitable project. Finally, a less profitable project (low NPV) is required
 822 to obtain good internal conditions as a result of two reasons: the necessity of more energy
 823 leading to a larger expenditure and/or the need to have a higher capital investment for
 824 technology that leads to better internal conditions.



825



826



827

828 **Fig. 21 Changes in the Primary School objective function values with respect to the weighting coefficient**

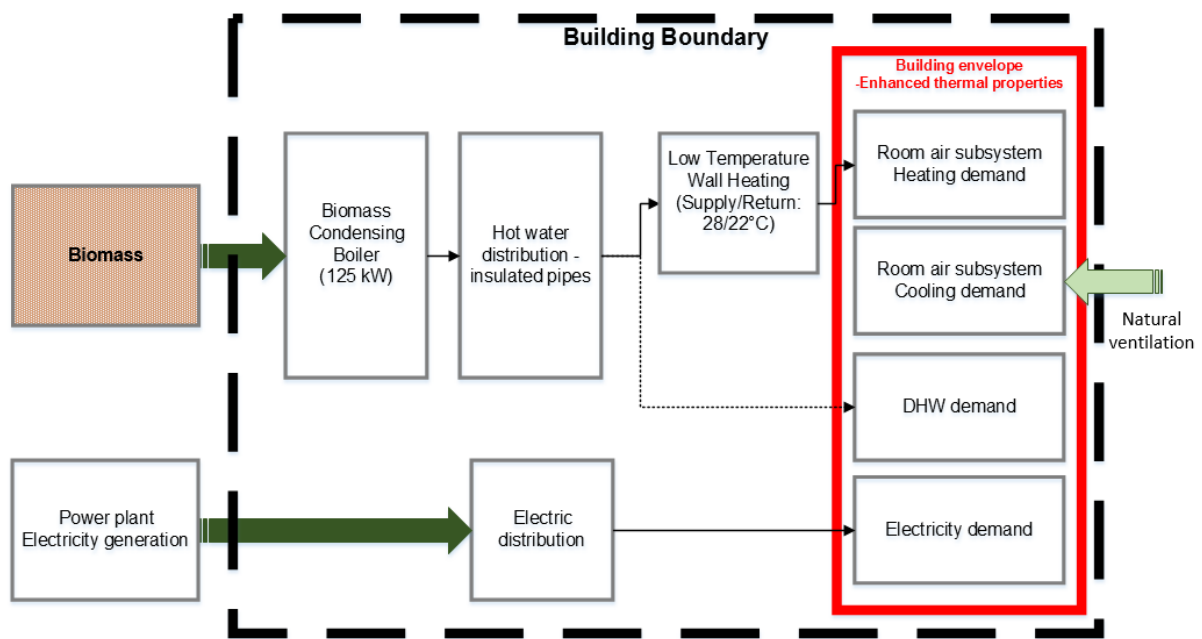
829

830 *6.5 Utopian solution vs baseline case*

831 For a final comparison, the utopian solution is selected. The utopia point is a theoretical model
 832 which contains the minimum value for each of the three objectives optimised individually. To
 833 find this particular model, a weight coefficient with similar values has to be considered
 834 ($p_{exergy_dest}=0.33$, $p_{discomfort}=0.33$, and $p_{NPV}=0.33$).

835 For the case study, the retrofitted model close to the utopia consists of an HVAC system H28:
 836 a 125 kW biomass-based condensing boiler connected to a low temperature wall heating
 837 system working with a heating set-point at 20 °C. The insulation for the wall is composed of
 838 Aerogel with a thickness of 0.015m, while the roof insulation is composed of 0.04m of phenolic
 839 board, and the ground of 0.12m of polyurethane. The infiltration rate keeps the baseline levels
 840 of 1.0 *ach*, while the glazing system is retrofitted with double-glazed, with a 6mm gap of Argon
 841 gas. For active systems, the lighting system is retrofitted to install T8 LEDs. Furthermore, the
 842 BER design does not consider any implementation of renewable electricity generation (PV or
 843 wind turbines). A schematic diagram of the building energy system in Fig. 22.

844



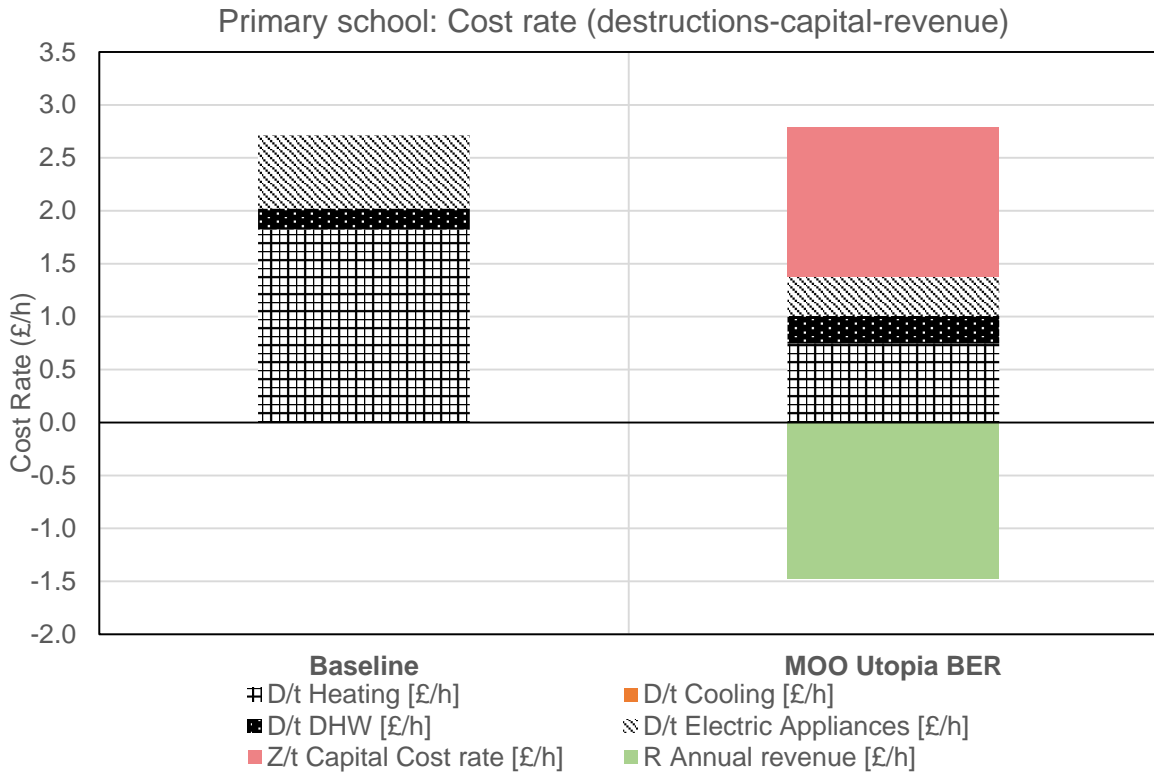
845

846 **Fig. 22 Schematic layout of the energy system for the Primary School 'close to Utopia' BER**
 847 **model**

848 From the baseline value of 187.9 kWh/m²-year for energy use, the utopian model reduces it to
 849 118.1 kWh/m²-year. The utopian model compromises on greater energy use savings, as the
 850 optimisation process has a constraint to achieve a DPB of 50 years or less with a maximum
 851 budget of £734,968. This utopian model requires a retrofit capital cost of just £329,856,
 852 achieving a DPB of 49 years. Nevertheless, the utopian model improves on thermal comfort
 853 levels from a baseline value of 1,443 uncomfortable hours to 701 hours for the post-retrofit
 854 building. Additionally, the optimised design was able to reduce carbon emission baseline value
 855 up to 72.8%.

856 Notwithstanding, interesting outputs come from the exergy and exergoeconomic analyses. Fig.
 857 23, showing that total exergy destruction rates are £1.38/h for the utopian model; representing
 858 a major improvement from the baseline case (£2.7/h). Moreover, BER capital cost rate - **Z** (in
 859 light red) and annual revenue rate - **R** (in light green) are illustrated for the utopian model. The

860 utopian model achieves a **Z** of £1.41/h and an **R** of £1.47/h. When analysing the $Exec_{CB}$
 861 indicator with the aim to find the best possible exergoeconomic design, this results in a value
 862 of £1.31/h, meaning that the obtained design provides better overall exergy/exergoeconomic
 863 performance compared to the pre-retrofitted building.
 864



865
 866 **Fig. 23 Primary school exergy destruction, BER capital cost and annual revenue cost rate**

867 The framework developed in this research has demonstrated to provide designs with an
 868 appropriate balance between active and passive measures, while consistently accounting for
 869 energy use, irreversibilities, and exergetic and economic costs along every subsystem in the
 870 building energy system. Meanwhile, the application of the exergoeconomic cost-benefit index
 871 could be a practical solution to supports building designers in making informed and robust
 872 economic decisions.

873 **7. Conclusions**

874 This paper presented ExRET-Opt, a retrofit-oriented simulation framework, which has become
 875 a part of EnergyPlus in performing exergy and exergoeconomic balances. The addition was
 876 done thanks to the development of external Python-based subroutines, and the support of the
 877 Java-based software jEPlus. ExRET-Opt, apart from providing the user with exergy data and
 878 pinpointing sources of inefficiencies along the energy supply chain, gives the possibility to
 879 perform a comprehensive exploration of a wide range state-of-the-art building energy
 880 technologies, with the intention to minimise energy use and improve thermodynamic efficiency

881 of existing buildings. The retrofit technologies include high and low temperature HVAC
882 systems, envelope insulation measures, insulated glazing systems, efficient lighting, energy
883 renewable generation technologies, and set-points control measures. Moreover, integration of
884 exergoeconomic analysis and multi-objective optimisation into EnergyPlus allows users to
885 perform a comprehensive exergoeconomic optimisation similar to those found in the
886 optimisation of chemical or power generation processes. It means that indicators such as
887 energy, exergy, economic (capital cost, NPV), exergoeconomic, and carbon emissions
888 combined with occupants' thermal comfort, can be used as constraints or objective functions
889 in the optimisation procedure. The limited availability of robust and comprehensive test data
890 has restricted the application of full validation tests to the results of ExRET-Opt. However, an
891 inter-model and analytical verification processes was performed. By reviewing different
892 existing exergy tools and exergy-based research, the calculation process of the two main
893 subroutines developed for ExRET-opt, has been verified with acceptable results.

894 To demonstrate the strengths of ExRET-Opt in a real case study, the framework was applied
895 to a school building. A hybrid-thermodynamic MOO problem, considering net present value
896 (First Law), exergy destructions (Second Law), and occupant thermal comfort as objective
897 functions was performed. Outputs demonstrate that by using exergy and NPV as objective
898 functions it is possible to improve energy and exergy performance, reduce carbon and exergy
899 destructions footprint, while also providing comfortable conditions under cost-effective
900 solutions. This gives practitioners and decision makers more flexibility in the design process.
901 Additionally, the results show that even with the imposed constraints, the NSGA-II-based MOO
902 module was successfully applied, finding a large range of better performance BER designs for
903 the analysed case study, compared with their corresponding baseline case. However, a tight
904 (constrained) budget means missing out on some low-exergy systems, which require higher
905 capital investment, such as district heating/cooling systems and ground source heat pumps.
906 Finally, to compare the strength of an exergy-based MOO-MCDM, the utopian model was
907 selected for a final comparison against the pre-retrofitted case. This solution represents the
908 model closest to the optimal objectives, if they were optimised separately. These final selected
909 solutions improved overall building's energy performance, exergy efficiency and buildings' life
910 cycle cost while having low initial capital investments.

911 It is suggested that BER designs should result from a more holistic analysis. Exergy and
912 exergoeconomics could have an important future role in the building industry if some practical
913 barriers were overcome. The proposed methodological framework can provide more
914 information than the typical optimisation methods based solely on energy analysis. The
915 addition of exergy/exergoeconomic analysis to building optimisation completes a powerful and
916 robust methodology that should be pursued in everyday BER practice. By utilising popular
917 buildings' simulation tools as the foundation, practical exergy and exergoeconomics theory
918 could become more accessible, reaching a wider audience of industry decision makers as well

919 as academic researchers. Combined with other methods, such as multi-objective optimisation
 920 and multi criteria decision making, exergy finally could hold a good chance to find a place in
 921 the everyday practice.

922 Acknowledgments

923 The first author acknowledges support from The Mexican National Council for Science and
 924 Technology (CONACyT) through a scholarship to pursue doctoral studies with a CVU: 331698
 925 and grant number: 217593.

926 Nomenclature

927	BER	building energy retrofit
928	\dot{C}_D	exergy destruction cost (£)
929	c_f	average cost of fuel (£/kWh)
930	c_p	average cost of product (£/kWh)
931	DPB	discounted payback (years)
932	EUI	energy use index (kWh/m ² -year)
933	Ex	exergy (kWh)
934	$\dot{E}x_D$	exergy destructions (kWh)
935	$Exec_{CB}$	exergoeconomic cost benefit factor (£/h)
936	f_k	exergoeconomic factor (-)
937	NPV	net present value (£)
938	R	annual revenue (£)
939	TCI	total capital investment (£)
940	\dot{Z}_k	capital investment rate (£/h)
941	Greek symbols	
942	α_{cheb}	Chebyshev distance
943	ψ_{tot}	exergy efficiency (-)

944 Appendix A. Characteristics of building retrofit measures [58]

945 **Table A.1 Characteristics and investment cost of HVAC systems**

HVAC ID	System Description	Emission system	Cost
H1	Condensing Gas Boiler + Chiller	CAV	<i>Generation systems</i> • £160/kW Water-based Chiller (COP=3.2) • £99/kW Condensing gas boiler ($\eta=0.95$) • £70/kW Oil Boiler ($\eta=0.90$) • £150/kW Electric Boiler ($\eta=1.0$)
H2	Condensing Gas Boiler + Chiller	VAV	
H3	Condensing Gas Boiler + ASHP-VRF System	FC	
H4	Oil Boiler + Chiller	CAV	
H5	Oil Boiler + Chiller	VAV	
H6	Oil Boiler + Chiller	FC	
H7	Electric Boiler + Chiller	CAV	
H8	Electric Boiler + Chiller	VAV	

H9	<i>Electric Boiler + ASHP-VRF System</i>	FC	• £208/kW Biomass Boiler ($\eta=0.90$)
H10	<i>Biomass Boiler + Chiller</i>	CAV	• £1300/kW ASHP-VRF System (COP=3.2)
H11	<i>Biomass Boiler + Chiller</i>	VAV	• £1200/kW GSHP (Water-Water) System (COP=4.2)
H12	<i>Biomass Boiler + ASHP-VRF System</i>	FC	• £452/kW ASHP (Air-Air) (COP=3.2)
H13	<i>District system</i>	CAV	• £2000/kW PV-T system
H14	<i>District system</i>	VAV	• £27,080 micro-CHP (5.5 kW) + fuel cell system
H15	<i>District system</i>	Wall	
H16	<i>District system</i>	Underfloor	
H17	<i>District system</i>	Wall+Underfloor	
H18	<i>Ground Source Heat Pump</i>	CAV	
H19	<i>Ground Source Heat Pump</i>	VAV	
H20	<i>Ground Source Heat Pump</i>	Wall	Emission systems
H21	<i>Ground Source Heat Pump</i>	Underfloor	• £700 per CAV
H22	<i>Ground Source Heat Pump</i>	Wall+Underfloor	• £1200 per VAV
H23	<i>Air Source Heat Pump</i>	CAV	• £35/m ² wall heating
H24	<i>PVT-based system (50% roof) with supplemental Electric boiler and Old Chiller</i>	CAV	• £35/m ² underfloor heating
H25	<i>Condensing Boiler + Chiller</i>	Wall	• £6117 per Heat Recovery system
H26	<i>Condensing Boiler + Chiller</i>	Underfloor	
H27	<i>Condensing Boiler + Chiller</i>	Wall+Underfloor	Other subsystems:
H28	<i>Biomass Boiler + Chiller</i>	Wall	• £56/kW District heat exchanger + £6122 connection charge
H29	<i>Biomass Boiler + Chiller</i>	Underfloor	
H30	<i>Biomass Boiler + Chiller</i>	Wall+Underfloor	• £50/m for building's insulated distribution pipes
H31	<i>Micro-CHP with Fuel Cell and Electric boiler and old Chiller</i>	CAV	
H32	<i>Condensing Gas Boiler and old Chiller. Heat Recovery System included.</i>	CAV	

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Table A.2 Characteristics and investment cost of lighting systems

Lights ID	Lighting technology	Cost per W/m ²
L1	T8 LFC	£5.55
L2	T5 LFC	£7.55
L3	T8 LED	£11.87

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Table A.3 Characteristics and investment cost of renewable energy generation systems

Renewable	Technology	Cost
R1	PV panels 25% roof	PV: £1200/m ²
R2	PV panels 50% roof	
R3	PV panels 75% roof	
R4	Wind Turbine 20 kW	Turbine: £4000/kW
R5	Wind Turbine 40 kW	£/kW

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Table A.4 Characteristics and investment cost of different insulation materials

Ins. ID	Insulation measure	Thickness (cm)	Total of measures	Cost per m ² (lowest to highest)
I1	<i>Polyurethane</i>	2 to 15 in 1 cm steps	14	£6.67 to £23.32
I2	<i>Extruded polystyrene</i>	1 to 15 in 1 cm steps	15	£4.77 to £31.99
I3	<i>Expanded polystyrene</i>	2 to 15 in 1 cm steps	14	£4.35 to £9.95
I4	<i>Cellular Glass</i>	4 to 18 in 1 cm steps	15	£16.21 to £72.94

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15	<i>Glass Fibre</i>	6.7, 7.5, 8.5, and 10 cm	4	£5.65 to £7.75
16	<i>Cork board</i>	2 to 6 in 1 cm steps, 8 to 20 cm in 2 cm steps, 28 and 30 cm	14	£5.57 to £85.80
17	<i>Phenolic foam board</i>	2 to 10 in 1 cm steps	9	£5.58 to £21.89
18	<i>Aerogel</i>	0.5 to 4 in 0.5 cm steps	8	£26.80 to £195.14
19	<i>PCM (w/board)</i>	10 and 20 mm	2	£57.75 to £107.75

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Table A.5 Characteristics and investment cost of glazing systems

Glazing ID	System Description (# panes – gap)	Gas Filling	Cost per m²
G1	<i>Double pane - 6mm</i>	Air	£261
G2	<i>Double pane - 13mm</i>	Air	£261
G3	<i>Double pane - 6mm</i>	Argon	£350
G4	<i>Double pane - 13mm</i>	Argon	£350
G5	<i>Double pane - 6mm</i>	Krypton	£370
G6	<i>Double pane - 13mm</i>	Krypton	£370
G7	<i>Triple pane - 6mm</i>	Air	£467
G8	<i>Triple pane - 13mm</i>	Air	£467
G9	<i>Triple pane - 6mm</i>	Argon	£613
G10	<i>Triple pane - 13mm</i>	Argon	£613
G11	<i>Triple pane - 6mm</i>	Krypton	£653
G12	<i>Triple pane - 13mm</i>	Krypton	£653

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Table A.6 Characteristics and investment cost for air tightness improvement considering baseline of 1 ach

Sealing ID	ACH (1/h) Improvement %	Cost per m² (opaque envelope)
S1	10%	£1.20
S2	20%	£3.31
S3	30%	£6.35
S4	40%	£10.30
S5	50%	£15.20
S6	60%	£20.98
S7	70%	£27.69
S8	80%	£35.33
S9	90%	£43.88

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Table A.7 Cooling and heating indoor set points variations

Set-point ID	Set-point Type	Value (°C)	Cost
SH18	<i>Heating</i>	18	(-)
SH19		19	
SH20		20	
SH21		21	
SH22		22	
SC23	<i>Cooling</i>	23	(-)
SC24		24	
SC25		25	
SC26		26	
SC27		27	

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960 **Appendix B. Multi-criteria decision making outputs**

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Table B-1 Sample of 'optimal solutions' obtained from Primary School Pareto front using Compromise Programming

p_{ex}	p_{com}	p_{NPV}	[min] α_{cheb}	$Ex_{dest,bui}$ (kWh/m ² - year)	Discomfort (hours)	$NPV_{50years}$ (£)	X^{HVAC} (Type)	X^{wall} (m)	X^{roof} (m)	X^{ground} (m)	X^{seal} (ach)	X^{glaz} (type)	X^{light} Light techn.	X^{PV} % roof panels	X^{wind} (kW)	X^{heat} (°C)
1	0	0	0.00	119.4	1,369	23,493	28	3.11	7.04	2.02	0.3	2	3	0	0	20
0.9	0.1	0	0.08	122.8	960	2,069	28	3.02	4.05	4.12	0.7	1	3	0	20	19
0.9	0	0.1	0.04	120.3	1,382	175,127	31	5.075	5.1	3.11	0.5	5	2	0	0	19
0.8	0.2	0	0.11	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.8	0.1	0.1	0.14	120.3	1,382	175,127	31	5.075	5.1	3.11	0.5	5	2	0	0	19
0.8	0	0.2	0.08	120.3	1,382	175,127	31	5.075	5.1	3.11	0.5	5	2	0	0	19
0.7	0.3	0	0.14	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.7	0.2	0.1	0.20	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.7	0.1	0.2	0.17	120.3	1,382	175,127	31	5.075	5.1	3.11	0.5	5	2	0	0	19
0.7	0	0.3	0.09	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.6	0.4	0	0.16	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.6	0.3	0.1	0.23	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.6	0.2	0.2	0.27	120.3	1,382	175,127	31	5.075	5.1	3.11	0.5	5	2	0	0	19
0.6	0.1	0.3	0.18	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.6	0	0.4	0.08	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.5	0.5	0	0.19	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.5	0.4	0.1	0.25	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.5	0.3	0.2	0.32	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.5	0.2	0.3	0.27	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.5	0.1	0.4	0.17	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.5	0	0.5	0.08	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.4	0.6	0	0.22	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.4	0.5	0.1	0.28	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.4	0.4	0.2	0.34	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.4	0.3	0.3	0.35	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.4	0.2	0.4	0.26	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.4	0.1	0.5	0.16	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.4	0	0.6	0.07	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.3	0.7	0	0.23	209.1	409	7,548	10	3.08	3.11	6.05	0.3	5	0	0	0	18
0.3	0.6	0.1	0.31	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20
0.3	0.5	0.2	0.37	127.4	701	13,964	28	8.015	7.04	1.12	1	3	3	0	0	20

0.3	0.4	0.3	0.43	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0.3	0.3	0.4	0.35	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.3	0.2	0.5	0.25	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.3	0.1	0.6	0.16	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.3	0	0.7	0.06	134.0	1,417	263,272	31	3.14	3.15	1.11	0.4	0	0	0	0	20
0.2	0.8	0	0.15	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.2	0.7	0.1	0.25	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.2	0.6	0.2	0.34	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.2	0.5	0.3	0.44	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.2	0.4	0.4	0.41	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0.2	0.3	0.5	0.33	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0.2	0.2	0.6	0.24	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0.2	0.1	0.7	0.15	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0.2	0	0.8	0.05	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0.1	0.9	0	0.08	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.1	0.8	0.1	0.17	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.1	0.7	0.2	0.26	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.1	0.6	0.3	0.36	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.1	0.5	0.4	0.45	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0.1	0.4	0.5	0.38	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0.1	0.3	0.6	0.31	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0.1	0.2	0.7	0.22	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0.1	0.1	0.8	0.12	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0.1	0	0.9	0.02	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0	1	0	0.00	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0	0.9	0.1	0.09	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0	0.8	0.2	0.19	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0	0.7	0.3	0.28	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0	0.6	0.4	0.37	228.4	355	19,333	10	4.13	3.15	5.065	0.6	6	0	0	0	19
0	0.5	0.5	0.44	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0	0.4	0.6	0.36	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0	0.3	0.7	0.28	160.8	1,220	260,385	31	6.05	3.1	0	0.8	1	0	0	0	21
0	0.2	0.8	0.19	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0	0.1	0.9	0.10	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20
0	0	1	0.00	154.1	1,389	276,182	31	8.005	1.09	3.02	0.6	0	0	0	0	20

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