

# Commercial Hot Spots For Energy Savings



## Leased Spaces

No two tenants use energy the same way. One may be a small office with lighting and a telephone while their neighbor is a software company with computers, servers and special air conditioning units. Building owners are now able to install submeters to monitor each tenant individually and generate energy statements based on actual energy use. This increases tenant satisfaction because they know they are only accountable for the energy they use, while the building managers benefit from recovering all tenant energy costs.



## Common Area Management

Elevators, HVAC, parking lot lighting and common area lighting all have an effect on a building's overall energy budget. Building owners have often struggled with accurate management of common area costs. Metering these areas provides owners with the data they need to gain insight on common area energy usage allowing for accurate allocation of costs to tenants.



## Monitor After-Hours Energy Usage

Are your tenants working overtime? Many businesses operate longer than the standard 9-5 workday. To better manage after-hours energy usage businesses utilize meters to record energy used over and above the lease allotment. This allows energy costs to be allocated back to specific departments or users for overtime usage.



## Department Allocation Within A Leased Space

Building owners and managers are not the only ones interested in monitoring energy usage. Tenants within a building may have multiple departments within their leased space such as manufacturing, testing, administration, IT and accounting. Monitoring energy usage to individual departments allow the tenant to allocate energy costs to specific departments within their own business, ensuring accurate budgeting and increased energy efficiency.



## Equipment Maintenance Programs

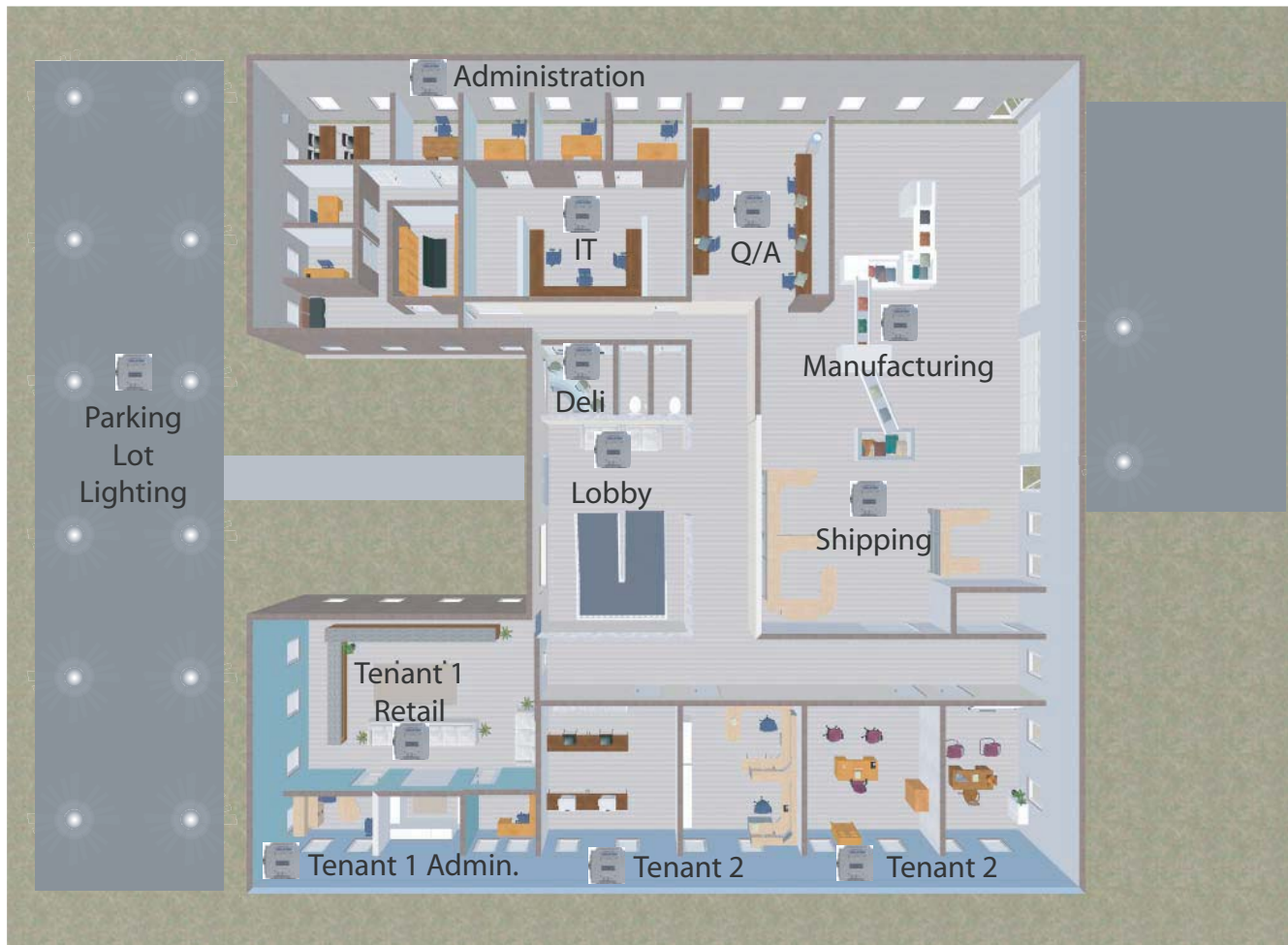
As the cost of doing business increases and budgets are more constrained, it is more important than ever to avoid costly equipment replacement. Submeters can be installed on key pieces of equipment to identify potential equipment failures. This allows facility managers to take steps to schedule repairs before equipment fails, thus avoiding costly and unexpected downtimes.

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# Commercial Metering Application

## Typical Commercial Facility Metered Point Map



### Applications

1. Allocate usage to individual tenants, departments or entire buildings.
2. Accurately monitor common area usage.
3. Monitor building equipment to identify potential failures before they happen.
4. Monitor HVAC equipment to identify inefficiencies.
5. Allocate costs of energy used after-hours.

### Additional Metered Items

1. Total common areas including parking lot and walkway lighting.
2. HVAC equipment by floor or entire building.
3. Specific departments within tenant spaces.
4. Production equipment for maintenance programs.
5. Monitor production lines for allocation to specific products.
6. Monitor tenant after-hours energy usage.

### Alternative System Configurations

1. MMU Cabinets. Order meters installed in one compact enclosure and save installation time and valuable building space.
2. Automatic meter reading. Install IDRs to gather meter data for remote meter reading via computer.
3. Utilize E-Mon's metering software to generate individual tenant usage statements, demand profiles and energy graphs.