



Commercial Offices Active Energy Manager

Client Building
15,000 m² Commercial Office Space
Dublin | Ireland.

Commercial Offices

Active Energy Manager

Measures Implemented Over a 3 Year Period

- Relocating outside temperature sensors to the north facing wall of the building to give more accurate data to the Building Management System.
- Switching off gas boilers and associated heating pumps when the outside air temperature is above 15°C.
- Increasing the dead band between heating and cooling set points for the VRV air conditioning system via the BMS.
- Increasing the communication room air conditioning temperature set point.
- Connecting the printing stations to the BEMS and implementing out of hours control to automatically turn off all but one printing station out of hours.
- House-keeping: programming holidays on the BEMS and eliminating unnecessary energy consumption.
- Using the light switch to enable/disable the air conditioning for the meeting rooms Building Management System.

- Installation of CO₂ room sensors allowed for fresh air and extract AHU for each floor to be switched off when the CO₂ level is below a certain threshold. Resulting in a reduction in the AHU run time by 50% and €3,500 over a two year period.
- Alarms are set on the smart targets in order to alert the user via Email where the energy usage has exceeded the target. Alerting enables the facilities team to respond and correct the issue in a timely manner, which results in the prevention of potential building energy drift.

Overall Energy Savings

In a four year period, electricity energy consumption fell by 14% and gas consumption fell by 48%.

Additional savings from other energy efficiency measures, excluding the VRV integration, totalled €75,000.

Circa **1m KgCO₂**, **1.1M Kwhrs** electricity and 65k m³ of gas were saved over a four year period.



