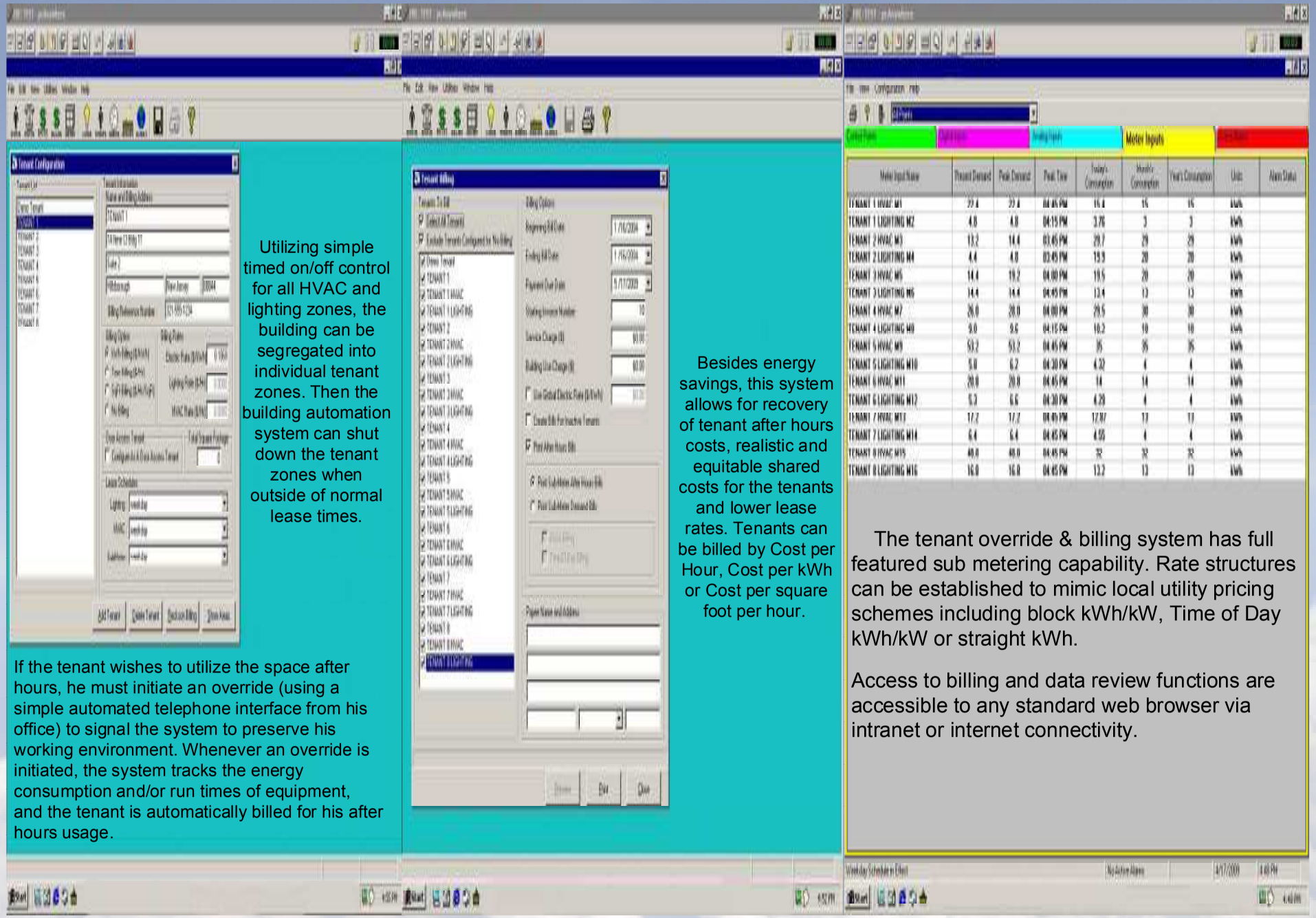
Capture your cost Elemco Building Controls Be competitive

With a Tenant Override and Billing System



Utilizing simple timed on/off control for all HVAC and lighting zones, the building can be segregated into individual tenant zones. Then the building automation system can shut down the tenant zones when outside of normal lease times.

If the tenant wishes to utilize the space after hours, he must initiate an override (using a simple automated telephone interface from his office) to signal the system to preserve his working environment. Whenever an override is initiated, the system tracks the energy consumption and/or run times of equipment, and the tenant is automatically billed for his after hours usage.

Besides energy savings, this system allows for recovery of tenant after hours costs, realistic and equitable shared costs for the tenants and lower lease rates. Tenants can be billed by Cost per Hour, Cost per kWh or Cost per square foot per hour.

The tenant override & billing system has full featured sub metering capability. Rate structures can be established to mimic local utility pricing schemes including block kWh/kW, Time of Day kWh/kW or straight kWh.

Access to billing and data review functions are accessible to any standard web browser via intranet or internet connectivity.

T 908-281-2201 ebcsystemsnj.com F 908-359-2290