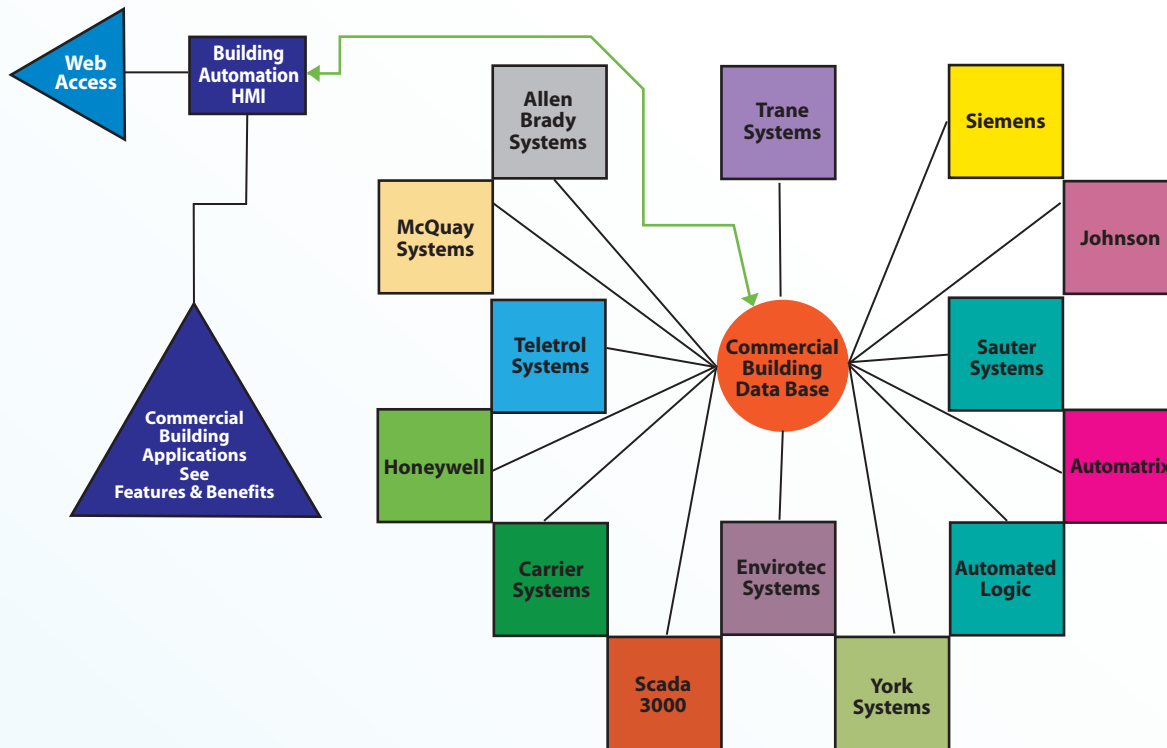


ELEMCO'S COMMERCIAL BUILDING INTEROPERABILITY SOLUTION FOR CONTROL, AUTOMATION & ENERGY MANAGEMENT



Building Systems:

Building automation systems have evolved over the past 25 years from a mixture of pneumatic controls, relays, sensors, and actuators of the past to the direct digital controls of the present. Many manufacturers developed their own protocol to enable their devices to communicate with each other. Even unique systems within a building, such as boiler controls, chillers, variable speed drives, fire panels, and security systems, developed their own protocols until the typical building became a “tower of babble.”

While protocols such as “Lon works” and BACnet have come a long way toward the goal of interoperability, many of the devices and systems desired by today’s building operators and integrators do not utilize these open system protocols to interface to building automation systems. *The various control systems in a plant or building can no longer afford to operate independently.* Reduced manpower, increased energy cost, increased security needs, and enhanced personnel demands mean that **building systems must work together to provide the optimum environment for the people and equipment within the structure.** There are many reasons for interoperability of building control systems, including:

FEATURES & BENEFITS:

- Reduced installation cost
- Enhanced energy management
- Improvement of safety and security of plant, personnel, and equipment
- Plant-wide access to building operation information for the following:
 - Tenant Override & Billing Package
 - Metering & Sub Metering Package
 - Commissioning Package
 - Operational & Equipment Assessment Package
 - Operation & Maintenance Package
 - Building Score Card system Package
- Use of existing Ethernet backbone for building operation
- Single-seat user interface

Control System Hardware vs. OPC Interface:

Why should you use commercial/industrial controllers and instrumentation on your building equipment? When you consider your equipment has all the control logic and instrumentation right from the factory, with OPC technology you eliminate the cost of the “Control System Layer” and reduce the TOTAL cost of ownership and operation.