Decarbonization starts with submetering

Three steps to achieving energy-efficient buildings

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THE PATH TO NET ZERO EMISSIONS

Why submeter buildings?

Accurate measurement of your building's utility usage is essential to lowering your carbon footprint. When you know the actual consumption data for each area of your facilities, plants, and properties, you can make cost-effective decisions that enable real reductions and tracking of energy usage and carbon emissions.

What is submetering?

Submetering is the collection of utility data at a level beyond the building's master meter. Submetering allows property owners and managers to track the amount of a utility being consumed by each tenant, department, floor, service area, etc. Submetering designs vary and are based on property needs, local law requirements, the types of utilities being measured, and the need to integrate the data into other sources and systems, such as a BMS or type of accounting software. The utility data is passed through a data collection system (DCS) and analyzed to help owners and tenants visualize usage and unlock key insights to reducing emissions.

ESTIMATED SAVINGS AFTER SUBMETER INSTALLATION[1]

BILL ALLOCATION ONLY

2.5-5%

observed savings

LOAD MANAGEMENT & BUILDING TUNEUP

5-15%

observed savings

ONGOING COMMISSIONING

15-45%

observed savings

Submetering provides situational awareness of inefficient operations and maintenance issues that impacts consumption and performance.

1. "Submetering Business Case: How to calculate cost-effective solutions in the building context," Table 2—Estimated Metering Savings: https://www.gsa.gov/cdnstatic/Submetering_Business_Case_How_to_calculate_cost-effective_solutions_in_the_building_context.pdf

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Steps to decarbonizing with submetering

1. IMPLEMENT A SUBMETERING DESIGN THAT ALIGNS WITH YOUR ENERGY-TRACKING GOALS.

Implementing submetering helps to:

- Manage and measure utility consumption (actual, not estimated or modeled)
- Allocate utility consumption by service area or tenant/department
- Validate design/retrofit
- Track/export performance and comply with sustainability legislation
- Receive alerts when consumption is outside the typical range
- Visualize energy usage in real-time
- Make data accessible, with API access to integrate into accounting and other third-party tools
- Make reporting and accounting for utility usage is more accessible and accurate for all stakeholders.
- Identify high-energy building common areas
- Bill tenants and export utility data in a monthly billing package to make it easier for your tenants to understand their energy impact & costs

> "[M]etering by itself does not reduce energy use, GHGs, or costs — installing and monitoring this technology will require resources. However, purposeful and carefully planned submetering programs generate data that guide management strategies and investment and operational decisions that ultimately bring about energy reduction benefits."[2]

2. MEASURE ACTUAL ENERGY USAGE.

Submetering records & validates actual (not estimated) energy consumption on a granular scale.

- Metrics can be measured over time and in "real time," including:
  - 8760 historical data & near real-time interval data
  - Energy use intensity (EUI) for benchmarking
  - Tenant consumption (15 min trends)
  - Aggregate energy metrics for reporting and billing, such as kWh cost/per sq. foot
- Exportable data and API integrations into AI, big data, accounting software, carbon accounting, and other tools.
- Projections for future energy usage
- Validation of energy conservation measures (ECMs) through monitoring, with straightforward payback costs and recovery timelines
- Transparent data access into a platform that is actionable

Note: AI tools without meter measurements are "smoke & mirrors"

2. "Submetering Business Case: How to calculate cost-effective solutions in the building context," Table 2—Estimated Metering Savings: https://www.gsa.gov/cdnstatic/Submetering_Business_Case_How_to_calculate_cost-effective_solutions_in_the_building_context.pdf

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3. MONITOR & ADJUST.

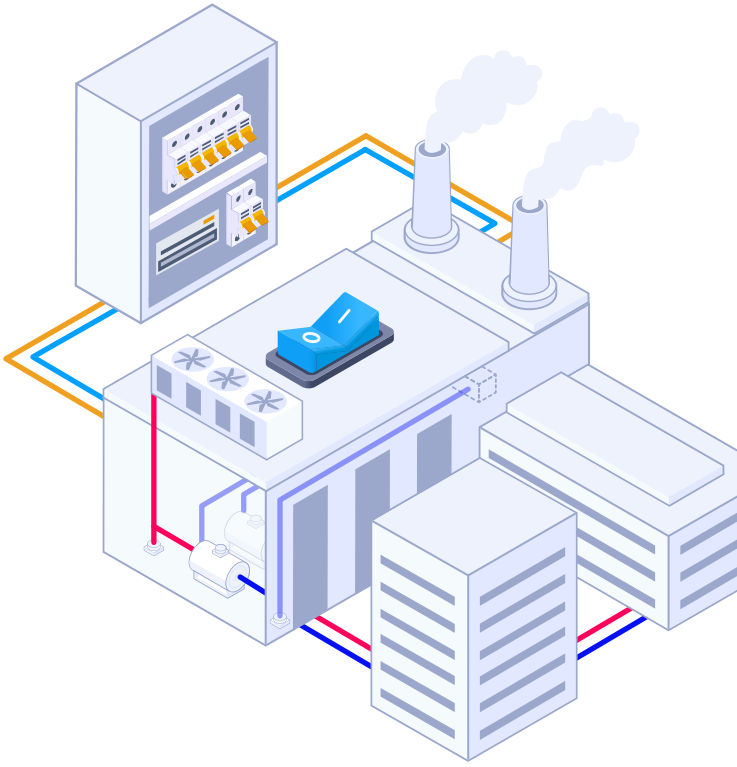
(AKA CONTINUOUS ENERGY OVERSIGHT)

Energy oversight by a team of professionals unlocks key energy reductions & drives savings.

Like any decarbonization tool, a submetering system is only helpful if you regularly evaluate what your system is telling you. If you'd like help with that, utiliVisor's team of engineers, billing & energy analysts, and operation experts can help turn your utility energy data into clear, actionable information.

We implement energy plant oversight solutions that find efficiencies and savings. Our technology is product-agnostic, and we focus on providing you with practical solutions that streamline your operations.

Our solution has been successfully deployed across all verticals of building utilization, including hospitals, campuses, data centers, commercial buildings, retail, and more. Our engineered and scalable approach to energy plant oversight will ensure you achieve successful financial outcomes and realize your decarbonization goals.



utiliVisor monitors

850K+
tons of chilled water

75 MW
of cogeneration

1400+
buildings

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