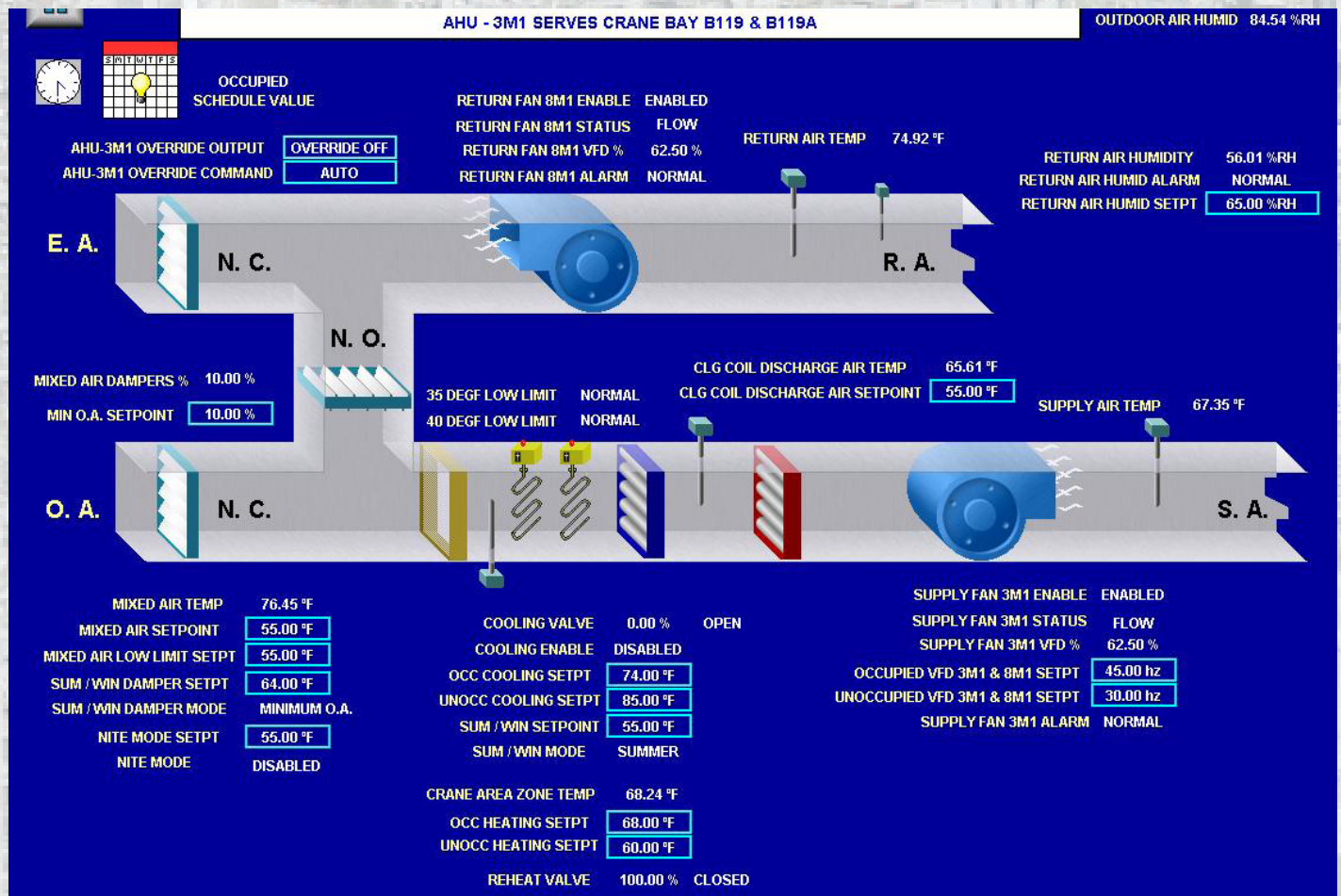# Automated Building Controls

The key to maintaining and understanding a building's systems is to have the ability to monitor them. While the technology to have fully automated systems does not exist in all buildings that are retrocommissioned, where possible facility managers are trained and given access to current information via the web.

Below is an example of a screen that a facility manager or a RCx team member might use in order to identify a problem in a room or an area of a building. Through web access to the automated building controls, air flow and temperatures can be monitored as well as utility usage and alarms. This system also allows for improved control, optimized schedules based upon occupancy, and energy savings.

AHU - 3M1 SERVES CRANE BAY B119 & B119A — OUTDOOR AIR HUMID 84.54 %RH

Parameter	Value
OCCUPIED SCHEDULE VALUE	
AHU-3M1 OVERRIDE OUTPUT	OVERRIDE OFF
AHU-3M1 OVERRIDE COMMAND	AUTO
RETURN FAN 8M1 ENABLE	ENABLED
RETURN FAN 8M1 STATUS	FLOW
RETURN FAN 8M1 VFD %	62.50 %
RETURN FAN 8M1 ALARM	NORMAL
RETURN AIR TEMP	74.92 °F
RETURN AIR HUMIDITY	56.01 %RH
RETURN AIR HUMID ALARM	NORMAL
RETURN AIR HUMID SETPT	65.00 %RH
MIXED AIR DAMPERS %	10.00 %
MIN O.A. SETPOINT	10.00 %
35 DEGF LOW LIMIT	NORMAL
40 DEGF LOW LIMIT	NORMAL
CLG COIL DISCHARGE AIR TEMP	65.61 °F
CLG COIL DISCHARGE AIR SETPOINT	55.00 °F
SUPPLY AIR TEMP	67.35 °F
MIXED AIR TEMP	76.45 °F
MIXED AIR SETPOINT	55.00 °F
MIXED AIR LOW LIMIT SETPT	55.00 °F
SUM / WIN DAMPER SETPT	64.00 °F
SUM / WIN DAMPER MODE	MINIMUM O.A.
NITE MODE SETPT	55.00 °F
NITE MODE	DISABLED
COOLING VALVE	0.00 % OPEN
COOLING ENABLE	DISABLED
OCC COOLING SETPT	74.00 °F
UNOCC COOLING SETPT	85.00 °F
SUM / WIN SETPOINT	55.00 °F
SUM / WIN MODE	SUMMER
CRANE AREA ZONE TEMP	68.24 °F
OCC HEATING SETPT	68.00 °F
UNOCC HEATING SETPT	60.00 °F
REHEAT VALVE	100.00 % CLOSED
SUPPLY FAN 3M1 ENABLE	ENABLED
SUPPLY FAN 3M1 STATUS	FLOW
SUPPLY FAN 3M1 VFD %	62.50 %
OCCUPIED VFD 3M1 & 8M1 SETPT	45.00 hz
UNOCCUPIED VFD 3M1 & 8M1 SETPT	30.00 hz
SUPPLY FAN 3M1 ALARM	NORMAL

E. A.   N. C.   N. O.   R. A.   O. A.   N. C.   S. A.

Facility managers in buildings with compatible systems can access their building controls by logging into secured websites.