



A Building Clouds Solution

Big System Features – Low System Cost of Ownership

Budget Sensitive Project Moves Forward Using Wireless strati-fi™ Controllers

A National Commercial Real Estate Services Company needed to install an HVAC control system for a two-story, multi-tenant commercial office building it manages in Northern California. Time clocks were in place for the rooftop air conditioning systems and boiler but they had proven unreliable and required a service technician visit the roof to make operational changes. Service calls and temperature complaints from the tenants have been increasing over recent months, something had to be done but traditional control systems would not fit into the owner's budget.



New wireless technology from Building Clouds allowed this project to become a reality. A fully integrated, and feature rich building management system (BMS) was designed around strati-fi™ controllers. The strati-fi do not require a communication wire between units thus saving on labor and material costs. They receive their power from the units they will control, and connect to the Internet over standard 802.11 b/g/n Wi-Fi. Opendiem servers listen for the strati-fi to “phone home” and begin communicating with them as soon as they connect.

Authorized users are now able to adjust set points and operational hours for each connected HVAC system from an internet-connected web browser from anywhere in the world. An easy-to-navigate graphical user interface allows remote on/off control, 7-day programming of operating schedules and set points, set point adjustment, alarm annunciation for out of range or fault conditions, graphing of historical data, tracking of operational hours for maintenance purposes (filter changes for example), email and text message alerts for alarms and maintenance.

This new system will greatly improve the reliability of the building air conditioning systems, will greatly reduce service calls for the property manager, and is expandable to include more systems as budgets allow.

System Components

- Opendiem EMS Software by **Building Clouds**
- Control Systems Integration by **Energy ETC**
- System Hosting & Help Desk by **Energy ETC**
- Strati-Fi Wi-Fi Enabled Hardware by **Building Clouds**
- Programmable Modbus Controllers by **Building Clouds**