

Use Submetering to Begin Your Energy Action Plan



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What is Submetering?

Submetering allows you to monitor energy usage for individual tenants, departments, pieces of equipment or other loads individually to account for their actual energy usage.

Why Should I Submeter?

- Increasing energy costs are frequently the largest variable expense for commercial, industrial, institutional and multi-family facilities. The installation of submeters provides a variety of benefits to the building owner as well as the tenants:

Why Should You Submeter?

- **Record actual energy usage (no estimation)**
 - Analytical tool for allocating costs to tenants, departments, CAM
 - Analytical tool for energy management
 - Compliance with green building initiatives
 - Measurement & verification of energy conservation programs

What Are the Benefits of Submetering?

- Accurate energy monitoring
- Provides actual usage data eliminating the need for square foot estimates

Concise energy management tool.

- Submetering easily ties into building/energy management systems to provide detailed energy data giving users maximum control over their energy usage.

- Remote monitoring by Automatic Meter Reading system acts as a "watchdog" to keep an eye on performance, the bottom line is that maximum control = maximum savings and submetering provides the tools necessary for maximum control

Promotes Energy Savings

- You can't manage what you don't monitor-it is impossible to effectively manage energy without first knowing exactly how, when and where it is used

Average decrease of 10-20% can be achieved.

- If users are billed for their actual energy consumption

Positive Environmental Impact

- Every kilowatt-hour of electrical energy saved reduces pollution by 1.5 lbs carbon dioxide (CO₂), 5.8 grams sulphur dioxide (SO₂) and 2.5 grams nitrous oxide (NO_x).

How Do I Actually Submeter My Building?

1. Outlining loads/tenants to be monitored.
2. Contacting a local electrical contractor to order and install your submeters on the loads specified.
3. Reading meters and allocating costs to tenants, departments, equipment, common areas or other loads.
4. For a more advanced system you can interface with AMR

Is Submetering Illegal?

- As of this posting, there is no federal law against submetering. Utilities, however, do have the legal right to forbid their customers from buying energy and re-selling it at a profit.

- A landlord has the legal right to ask his tenants to pay for the energy they use, as long as the landlord does not charge the tenants more than the energy actually costs.
- The landlord may estimate the tenant usage based on a square foot calculation or other method, but the only accurate method is by the use of submetering equipment.

What Utilities Can I Submeter?

- All utilities can be submetered. E-Mon manufacturers a complete line of electrical submetering products and has a complete portfolio of third-party products for monitoring electric, water, gas, BTU, etc.

"Going Green"—what does that mean and how does submetering support green efforts?

- Submetering is an inherently green product as it promotes energy awareness and energy conservation for building owners as well as energy users.

LEED (Leadership in Energy & Environmental Design)

- Green building initiatives including LEED (Leadership in Energy & Environmental Design) promotes energy conservation by certifying buildings that meet minimum energy conservation standards.

EPACT (Energy Policy Act) 2005

- EPACT (Energy Policy Act) 2005 also supports green building initiatives at the government level. This act requires all federal buildings to be metered or submetered and meet federal energy efficiency standards. This also supports a tax deduction for energy efficient buildings.

QUESTIONS?