

Utility Meter Monitoring

Energy Metering Module

The SeaChange Utility Meter Monitor has been designed in conjunction with the BREEAM assessment to monitor and quantify the energy usage in commercial premises, and to provide an early warning should the energy consumption exceed the target set by the building operator.

The module is compatible with utility meters that have a pulsed output with a Volt-free contact, or an open-collector (solid-state) output with a pulse frequency not exceeding 30Hz. Up to two utility meters can be connected to a module.

Each channel provides the capability to monitor a utility meter for the current total usage, and daily total usage. The daily totals are stored in the non-volatile memory for up to 5 weeks.

The data stored in the unit may be extracted via a Doorway Supervisor for energy monitoring and analysis using third party aM&T software packages. Data can be captured remotely via a dialup connection, or via internet using a SeaChange smartserver module. In addition, graphs can be generated via the supervisor to display the energy usage in the last 24 hours.

The current meter reading can be displayed on a zone controller user interface to enable the building operator to view the meter reading locally.



Water Leakage Detection Facility

The module can be used with a water meter to provide an early warning when a water leakage is detected on the premises. The module can be used to monitor the activity on a water meter during and out of occupancy times, and to raise an alarm if the water consumption in a given period exceeds the leakage rate set by the building operator.



SC Controls Ltd
 Phone 08707 606040
 Fax 08707 606041
 email sales@sccontrols.co.uk
 Web www.seachange.co.uk

SeaChange[®]

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The leakage rate can be monitored and adjusted locally, or remotely via a dialup connection or a suitable web interface for occupied and unoccupied time schedules.

Electricity Meter

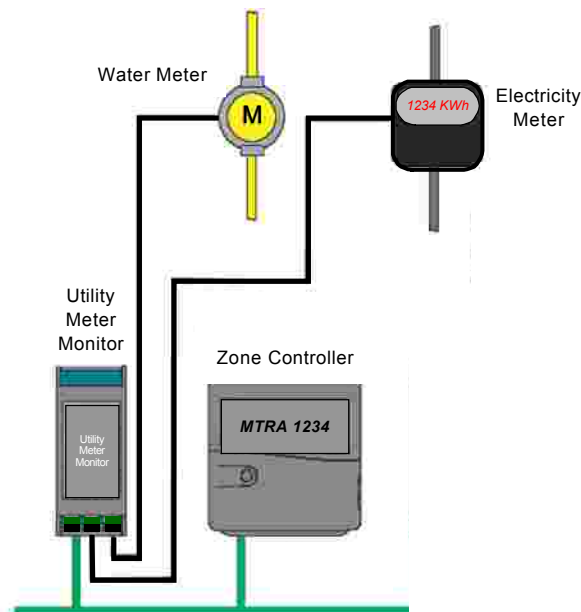
The module can be used in conjunction with an electricity meter to monitor the energy usage in a building and where excessive energy consumption is detected, alert the building energy manager. Equally, the module can be used to detect plant failure by measuring the minimum amount of electricity usage in the current period.

The alarm reporting facility enables the user to setup an upper and lower limit electricity usage and generate an alarm should the energy consumption falls outside operating parameters. When the building is unoccupied, the Utility Meter Monitor can be setup to report irregular energy usage using the off peak alarm reporting features.

Alarm Reporting

Alarms can be generated in a number of formats including local alarm indication, email or Short Message Service (SMS) using an email to SMS service.

For applications where audible or visual alarm indication is required, additional SeaChange sub modules can be utilised to provide a switched output when an alarm is raised. In addition, a SeaChange actuator module can be used to shutoff a motorised water valve when a water leakage is detected by the module.



Main Features

- BREEAM compliancy
- Compact modular design
- Works with utility meters with a pulsed output or an open-collector (solid-state) output
- 2 Utility meters per module
- Meter reading can be displayed on a zone controller
- Remote monitoring, data collection
- Data exporting facility via supervisor
- Daily usage is stored for up to 5 weeks in a non-volatile memory
- Remote alarm indication via sub modules



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SeaChange range of heating, ventilation and zone controllers are included on the Carbon Trust Energy Technology List (ETL)