

# John N. Fehlinger Co.

Steam and pressure controls since 1951



## BMS Energy Control System

The BMS energy control system is designed to optimize steam usage by providing the building systems with only the steam they require. Systems are designed to give the operators the ability to reduce system psi and building consumption when the heating load is low. This can be setup automatically utilizing an outdoor reset schedule or via switches and potentiometers that can be easily set by building engineers. The system can be accessed via a local color display, BMS via integration or by a local handheld device (smartphone or tablet) .

Some of the specifics of the controller are detailed below

### Hardware Details

- Large data logging capacity
- Built in HTML5 graphics - IPAD ready
- SD card reader for graphics and histories
- Supports BACnet and Modbus communications for BMS integration
- 1 ethernet and (2) RS485 ports
- Available color touch screen display with login security access
- Can be used with electric or pneumatic actuators
- Can be used with transducers or valve positioners
- Local alarms to assist operators with system troubleshooting
- Displays multiple live and historical data points including
  - building psi
  - intermediate psi for both flow paths
  - outdoor air temperature
  - hi psi safety alarm
  - Steam valve positions
  - System setpoints



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The BMS energy control system can also be used to control other equipment such as:

- Hot water heaters
- Air handlers
- Chillers and cooling towers
- Heating and cooling pumps and associated variable speed drives
- Water tank level control

Each system is provided with a set of design drawings that details the sequence of operation, bill of material, wiring details and network architecture.

Energy savings associated with a steam station energy control system can be significant and provide a relatively short ROI. This system is a tool for building engineers to use to help eliminate wasteful energy and add to the properties bottom line. This does however rely on many factors to do so as some of these factors are explained below.

- **Interaction by the building engineers** - engineers should be active and understand the steam operation and needs of the building. Adjusting peak and off peak setpoints and times of operation are critical to the savings formula
- **Outdoor air conditions** - savings are impacted by outdoor air temperatures which fluctuate from year to year
- **Existing equipment** - operating condition of existing steam traps and control valves



## **Remote Access and Notification**

The BMS Energy Control System can remotely notify engineers of critical alarms via email or text message. Once alerted the engineer also has the ability to access the system to view the current system status and make changes as needed. Access can be provided via a remote PC, tablet or smartphone  
To receive a free quote contact us today

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