

# E.5

## Conduct an energy meter inventory

Medical office buildings may have several energy meters in service, tracking energy use in different parts of the property. Conducting an inventory of these meters will help you and your team monitor energy consumption in the spaces serviced by those meters. Use this table to conduct your energy meter inventory.

There are separate sections for utility and private meters. Private meters are those installed by a service provider and typically monitor individual pieces of equipment or specific spaces.

For the utility meter inventory, your facilities or engineering team may have to walk around the outside of the property to identify electrical service drops and track those drops to meters inside the building. They may also have to track wiring from the meters to the spaces they service. Check with your utility account representative to see if they can send someone to assist you in the inventory.

Utility Meters			
Meter	Space(s) Serviced	Smart/pulse/interval meter (Y/N)?	Data available from utility
Utility Meter #1	Lobby, elevators	Y	N

Private Meters					
Meter	Manufacturer	Type of Meter	Equipment or space(s) serviced	Operational (Y/N)?	Data collection system
HVAC Meter #1	Leviton	15-min interval	Boiler	Y	EMS

### Alternative Documentation

Instead of this form, you may submit the following to IREM®:

- List of meters

### Optional Next Steps

1. Match the utility bills you receive with each of the meters, if possible. Track the utility expenses for each meter, and correlate energy efficiency improvements with your expense tracking for the separate meters.
2. Inquire with your utility about obtaining the interval data from any utility smart meters in service. Interval data can help identify trends, detect equipment faults, and reduce demand charges.
3. Engage a qualified service provider to obtain quotes on energy management services that include:
  - Extracting energy data from your utility meter(s)
  - Installing additional energy monitoring equipment such as submeters on equipment or spaces
  - Collecting and/or analyzing energy data from the meters
  - Recommending operational and equipment improvements to improve the energy efficiency of the building. You may be surprised at the paybacks possible for these services and the scope of the improvements you are able to make.