

SECTION 26 27 13  
ELECTRICITY METERING AND MONITORING  
Design Standard

PART 1 GENERAL

1.1 PURPOSE

- A. All new buildings and some completely retrofitted buildings, as defined by the District, shall incorporate metering into their design for the monitoring of the utility usage for the building. As a minimum, this shall include the main point of entry for electrical consumption and power demand.
- B. The meters shall be connected to a campus-wide Facility Management System that utilizes a dashboard interconnecting all existing and new meters. Other systems may also use the same meters for other purposes
- C. All meters shall be connected to the Facility Management System or other systems requiring the data from the meters installed. Any meter shall either be and IP meter or shall be serially connected to an appliance feeding the data to an IP access point capable to provide all points available at the meter, including points not listed in the specification.
- D. It is the intent that all building will receive at least one building level meter. For power metering T24/2016, or superseding CA Title 24 requirement, shall be the minimum requirement. For structures not requiring T24 compliance, provide one electrical demand/consumption meter at the feed to the structure.
- E. Buildings larger than 5,000sf shall meter are the HVAC load, lighting load and plug loads, total only. Process loads larger than 5kW loads must be metered separately.
- F. Any area of the building likely to be occupied by a third party must be metered separately from all other uses in the building.

1.2 RELATED DOCUMENTS

- A. Division 22 Section 220800 "Plumbing Commissioning Requirements" for commissioning process activities for building systems, assemblies, equipment, and components.
- B. Division 23 Section 230800 "HVAC Commissioning Requirements" for commissioning process activities for building systems, assemblies, equipment, and components.
- C. Division 26 Section 260800 "Electrical Commissioning Requirements" for commissioning process activities for building systems, assemblies, equipment, and components.
- D. Division 25 Section 255500 "Facility Management Systems" for commissioning process activities.

PART 2 PRODUCTS

- A. See section 25 01 00 - Utility Metering & Monitoring
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- C. Comply with NFPA 70.

END OF SECTION