

# FasBAC for INNCOM

## Facts:

- *Even in the summer vacation period, the average room vacancy rate for hotels and resorts across the US is roughly 33%*
- *Heating, Cooling and Lighting typically make up more than 80% of a hotel's energy bill*

## Question:

*« Can we really afford to waste part of our finite energy reserves in maintaining the controlled environment in unoccupied rooms the same as in occupied ones? »*



Advise • formulate • deliver

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*FasBAC for INNCOM* is specifically-designed to allow information from the room thermostats of the INNCOM International Inc. INNcontrol system to seamlessly flow to any building management system (BMS) that supports the industry-standard BACnet/IP protocol. Through BACnet, individual temperature set points can be adjusted to reduce energy consumption in vacant rooms and heating and cooling can be controlled.

*The FasBAC for INNCOM* feature set makes it a great candidate for both new installation and retrofit projects. While other solutions exist that enable the same type of energy savings, they all rely on the installation of additional controllers and network infrastructure. *FasBAC for INNCOM* allows you to avoid the extra cost of a parallel in-room BAS network by directly utilizing the INNCOM room management network.

By integrating the room management network with the building management system, you will be able to take advantage of the advanced energy management features of a building management system to control the energy usage of individual guest rooms. You will be able to reduce maintenance expenditures on guest or conference rooms that are not always occupied, by using the advanced maintenance management features of a building management system to perform maintenance based on totalized nights of occupation, rather than pre-determined schedules.

## Features and Benefits

Features	Benefits
<ul style="list-style-type: none"> <li>• Links to building management systems via the industry standard BACnet/IP protocol</li> <li>• Discovers all connected room thermostats and creates a mapping database (a text file) automatically</li> <li>• Gives building management systems access to room thermostat information including:                             <ul style="list-style-type: none"> <li>• Room temperature</li> <li>• Target Temperature</li> <li>• AC Mode</li> <li>• Fan Speed</li> <li>• Window status</li> <li>• Room occupancy status</li> <li>• Rented status,</li> <li>• Checked-in status</li> <li>• Do Not Disturb status</li> <li>• Make Up Room status</li> </ul> </li> <li>• Support for several different INNCOM INNcontrol system network configurations (see list in Platform Requirements)</li> </ul>	<ul style="list-style-type: none"> <li>• Enables data to be shared with a vast array of building management systems</li> <li>• Significantly reduces the engineering and commissioning time for mapping room information to a BACnet based BAS</li> <li>• The mapping database can be easily edited for any site specific customization</li> <li>• Enables the building management system to automatically setup/setback temperature according to room check-in or occupancy status</li> <li>• Enables the Hotel Operations staff to implement energy conservation strategies by monitoring individual room occupancy and window open/close status</li> <li>• Energy, operational and maintenance savings easily available without compromising on customer comfort</li> <li>• Scalable - suitable for any size of facility from small motels to very large resort complexes</li> </ul>

### Theory of Operation

1. FasBAC for INNCOM will automatically discover all the room thermostats in INNCOM's INNcontrol system network.
2. FasBAC will present to the BACnet network each of the room thermostats as an individual BACnet device.
3. Each thermostat device will automatically have a set of BACnet objects—an object for each of the room thermostat information listed in the Features table above.
4. FasBAC will continuously monitor the state of each room thermostat and its associated objects.
5. From the BACnet network you will be able to monitor the status of each room.
6. From the BACnet network you will be able to control the Target Temperature, AC Mode and Fan Speed.

### Platform Requirements

Software	Minimum Hardware Resources
32bit Windows XP Professional (SP3) or later 32bit Windows versions	2 GHz processor
INNCOM's WinP5PT server version 2.37 or later	512MB memory
WinP5PT may be installed on:	40GB disk space
<ul style="list-style-type: none"> <li>• the same PC as FasBAC for INNCOM</li> <li>• or any other PC on the network</li> </ul>	Network connectivity
Platform	Supported INNcontrol Network Configurations
FasBAC for INNCOM software may be installed on:	B572 Floor Bridge
<ul style="list-style-type: none"> <li>• the same PC as INNCOM's CIS5 server</li> <li>• or any other PC on the network that is not already a BACnet device</li> </ul>	B572 Riser Bridge
	Serial Riser Bridge & Serial Floor Bridge