



Cleverly simple
control of energy.

Energy, Compliance, Maintenance



Prefectirus central control

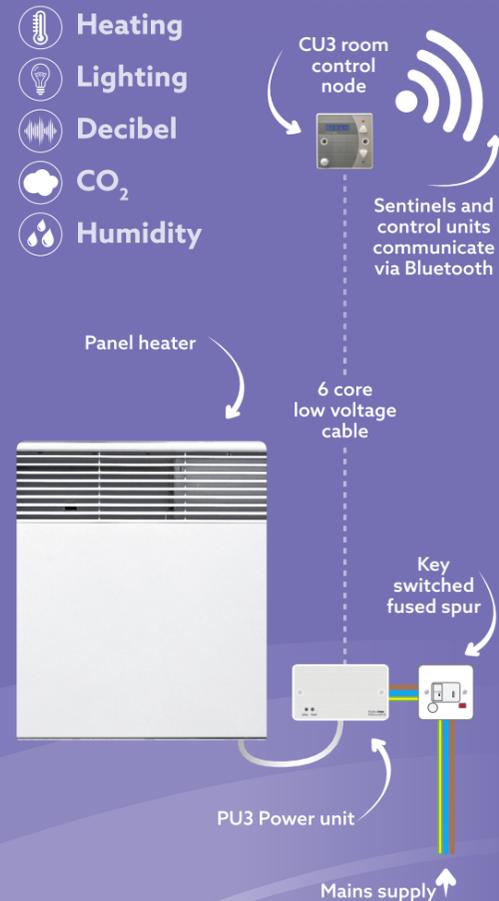
Prefectirus is a **Building Management System** specifically developed for university student accommodation.

Environmental conditions are monitored and managed in individual rooms; **water heating** is controlled accurately and efficiently; **data capture** informs reports to demonstrate water safety compliance and energy consumption, along with many other outputs.

Energy, Maintenance and Welfare Managers can be alerted by email or SMS to **anti-social noise**, **failing equipment** and unusual **heat**, **light**, **humidity** or **CO₂** levels.

Accessed from anywhere with internet connection, Irus makes energy, compliance and maintenance management cleverly simple.

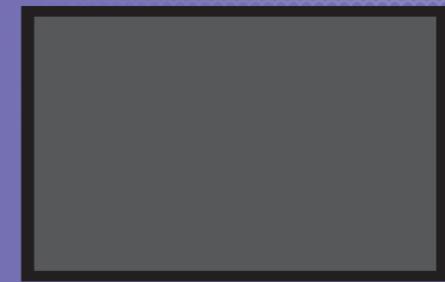
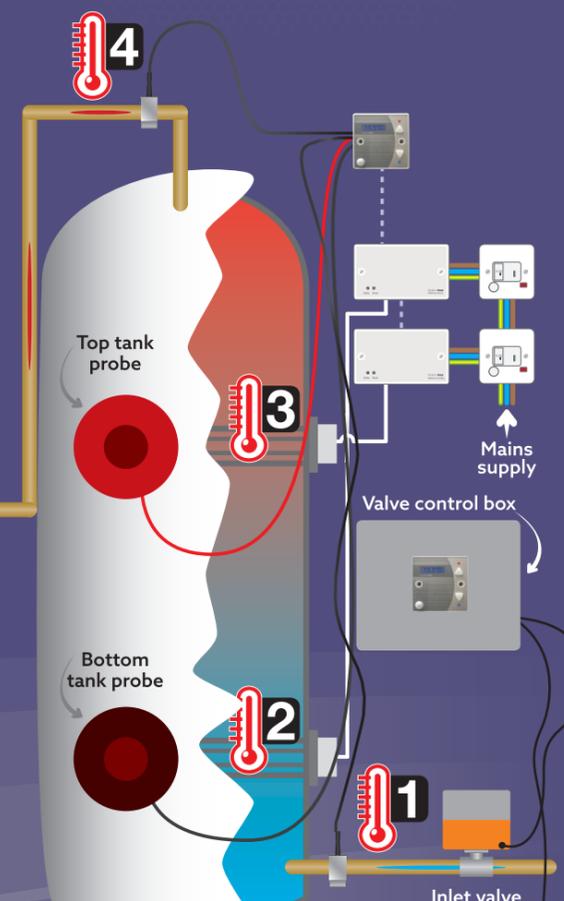
Room control,



Compliance and...

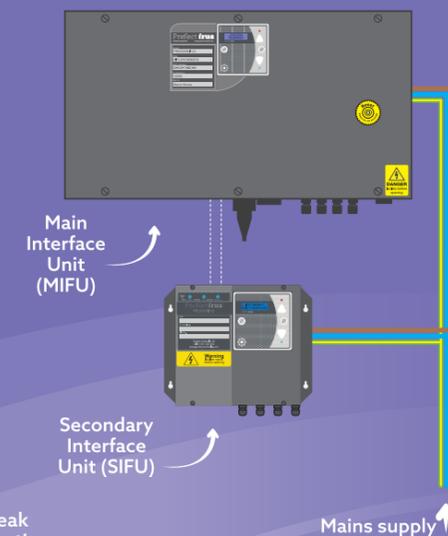


...Leak detection



Central control

PrefectIrus is a Building Management System specifically developed for university student accommodation. It measures, monitors and manages **heat, light, decibels, humidity** and **CO₂** in individual rooms and **water temperature** in hot water tanks via a central controller that can be viewed and operated from anywhere with internet connectivity.



A typical Irus system for room and hot water control.

Individual room control

Room nodes (CU3) connect to the Power Unit (PU3) which in turn powers the heater. These use the live and neutral cables in the buildings existing wiring circuit (Mains Borne Signalling) to send data to and from the Master Interface Unit (MIFU) via the Secondary Interface Unit (SIFU). Installation is quick and non-invasive and can be carried out while students are in residence. The built in PIR ensures rooms are only heated when occupied. Students can boost or lower temperatures in their room, but only within parameters that are set via the online portal.

Algorithms detect if a window is opened and turns heating down or off until it is closed.

More than energy management

Light sensors measure lux; Decibel levels are monitored to combat antisocial behaviour; and humidity and CO₂* sensors monitor the condition of air in each room.

Efficiency and Compliance

Irus also controls water heating and can ensure it is heated when tariffs are at their most economic**. Sentinels are used to measure the

temperature of hot water from inlet to final outlet in the system, this provides clear records for evidence of adherence to Water Safety Plans to combat the risks associated with Legionella.

Maintenance

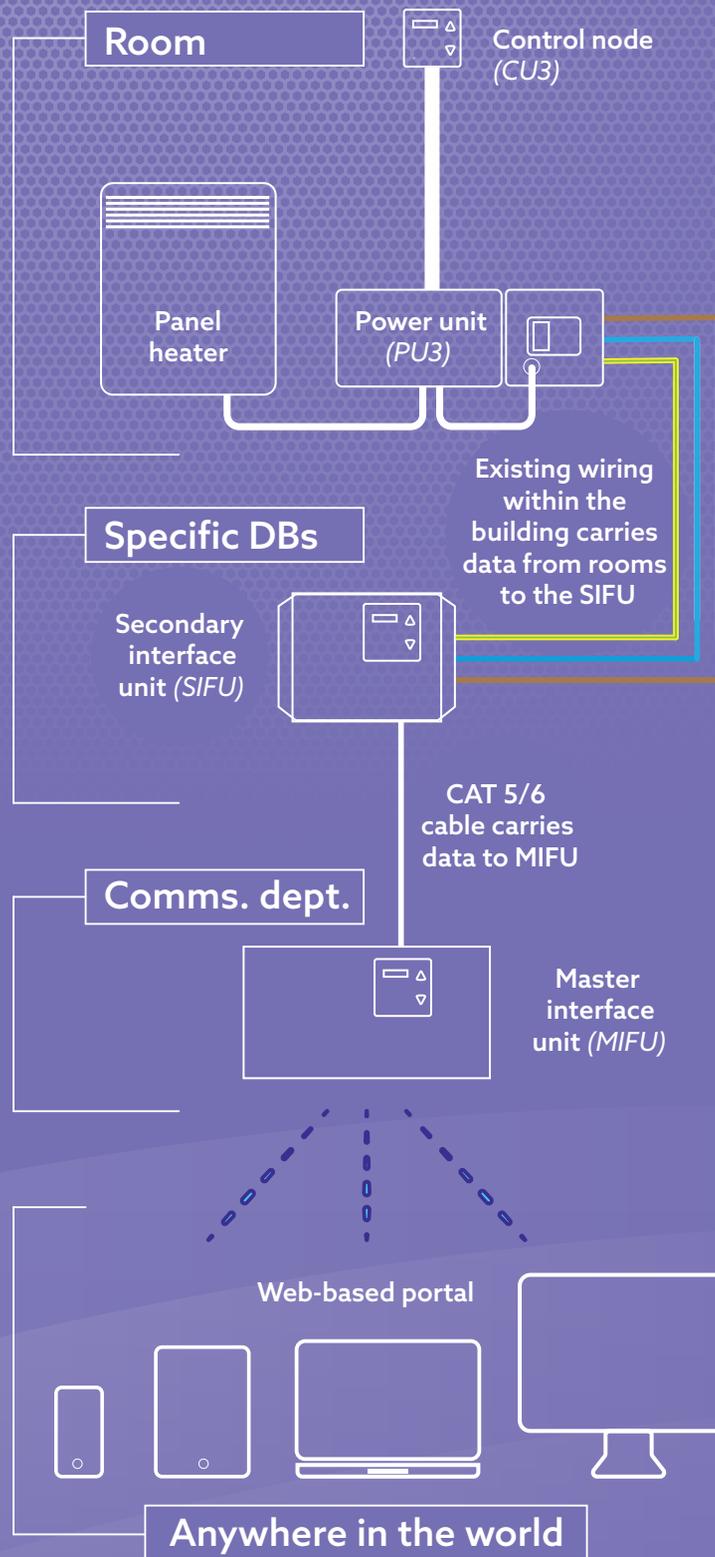
Using leak detection pads and trays, Irus is able to alert maintenance staff to issues across their system. The probes that are used to report on water temperature also inform of faulty or failed elements in the tanks. Light monitoring will alert maintenance if the amount of light levels fall below set levels.

Remote control

All Irus features are accessed through the web based portal. Accommodation, Energy and Compliance managers are able to monitor, measure and manage their estates from anywhere with internet access. An extensive reporting facility ensures all captured data can be formatted to suit any requirement.

* CO₂ detection is additional to standard product. ** Utilising DUoS and TNUoS warnings.

Irus component connections



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