

CHAPTER 2 - CONSERVATION AND EFFICIENCY: BUILDING SYSTEMS

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502.09 CONTROL SYSTEMS FOR HOTEL ROOMS



INTENT

To achieve energy savings by implementing energy efficient room control strategies.

REQUIREMENT

For all new hotels, each guest rooms must incorporate control systems that can turn off the lighting, air conditioning and power, when the room is not occupied.

In addition, it is also recommended (optional) that each guest room incorporates control system that can turn off the air conditioning when the balcony door / window is kept open.

SIGNIFICANCE

When hotel rooms are unoccupied for long periods of time, large amount of energy is wasted in the form of air conditioning and lighting. Control systems like room access cards or occupancy sensors would help turn off the non-essential services during unoccupancy. Use of control systems in hotel guest rooms results in reduction in use of electricity and thus reduce operating costs. Smart control systems can also allow for enhancing guestroom environment to achieve optimum levels of comfort and ease of operation.

APPLICABILITY

This regulation is applicable to Hotels and Resorts. Refer to Table 101.07(1) in Section One - Administration for detailed applicability levels.

IMPLEMENTATION

Control systems should be provided in the guest rooms that will turn-off the lighting, power and air conditioning when the rooms are unoccupied.

Automatic control can be achieved through networked guest room control systems or standalone guest room management systems. The control systems must be located near the room entrance for easy access to guests on entering the room. Also control systems should have 1-minute delay on deactivation so that guest can exit the room safely. Refrigerator power should remain active at all times and must not be controlled.

It is recommended to have window contact mechanism that ensures the air conditioning is switched off if the window is opened.