

# BMS for energy efficiency: Distech Controls and Enerlis, a global energy transition operator, renovate Le Clever.

**[Lyon, France, February 20th, 2025]** - Distech Controls, an innovative leader in intelligent buildings, is pleased to announce that it has equipped the Le Clever office building with a new HVAC (Heating, Ventilation, and Air Conditioning) control system.

No fewer than 2,000 Eclipse™ controllers were installed, resulting in a 35% reduction in the building's energy consumption.

## **An HQE office complex in an eco-district**

Located in Gennevilliers in the heart of Chandon République and built in the 2000s, Clever is a complex of four office buildings with a total surface area of 45,000 square meters. It offers offices, underground parking, and numerous services. It can accommodate a maximum of 3,700 people. Ventilation, heating, and air conditioning are provided by seven air handling units and eight cooling units. Clever is HQE and BREEM certified.

In 2019, SEFAL PROPERTY, the building manager for PRAEMIA REIM France, contacted the Enerlis design office to carry out an audit of the building management system (BMS) in two of the complex's buildings, covering a total surface area of 23,000 m<sup>2</sup>. The BMS dated back to the construction of the buildings and had not been replaced since. Having become obsolete, it was causing massive energy overconsumption and a significant loss of comfort for users, as energy inputs were no longer being properly controlled.



The audit confirmed the need to replace the BMS, which had become outdated. Distech Controls solutions were selected to replace the entire HVAC control system in two of the four buildings.

## **BMS for energy efficiency: proven through example**

In addition to the overhaul of the heating and cooling automation systems using Eclipse ECY-S1000 controllers (replacement of existing controllers and retention of the power sections of the electrical cabinets), no fewer than 2,000 Eclipse controllers (ECY-PTU) were installed in terminal areas, one per chilled beam, in the two buildings concerned. Fully digital "Allure EC-Smart-Vue" room terminals were installed to allow users to manage the room temperature as precisely as possible.

In terms of building operation, the monitoring system has been redesigned, providing a complete overview of the energy consumption of the equipment, and integrating the EC-Net Facilities (formerly EC-Net 4) and PANORAMA (Codra)

software platforms, enabling the site operator to respond quickly to technical issues and manage the energy analysis data needed to optimize their systems.

Finally, the "Space Dynamix" partitioning tool completes this installation. Based on the EC-Net environment, with a simple and intuitive graphical interface, it allows the building manager to define zones and configure HVAC equipment to better adapt the facilities to office occupancy.

The project was carried out in two phases between February 2022 and January 2024. All work was carried out at night so as not to disturb employees working on site.

Following the deployment of the new building management system, all automation systems were redefined (in accordance with the BACS decree), along with requirements, schedules, and comfort control instructions. Occupants immediately regained an optimal level of comfort. **In terms of energy efficiency and savings, the results are clear, with bills falling by 35% and an estimated ROI of 6 years.**

The work was carried out by EQUANS (INEO+AXIMA) in collaboration with Enerlis and VINCI. The results speak for themselves, thanks to the undeniable quality of the equipment and the cohesion between the various stakeholders from the different companies.

"Distech Controls solutions are reliable, durable, and very well understood by many HVAC integrators, which is why we recommend them almost systematically," explains Jean-Philippe Le Roux, expert BMS, Enerlis. "The fact that Distech Controls solutions operate on open protocols also allows them to deliver their full power to the controllers and get the most out of them. They perfectly meet the requirements of the BACS decree. For me, the Clever project is exemplary."

"35% energy savings achieved by replacing an HVAC control system is unprecedented," confirms Arnaud Ferrette, Sales Manager for the Ile de France region at Distech Controls. "This clearly demonstrates the considerable leverage that building management systems and smart buildings offer in improving the energy efficiency of buildings."

### **Solutions installed**

- HVAC Controllers (Eclipse)
- Interfaces occupants (Allure EC-Smart-Vue)
- Supervisions (EC-Net Facilities) + PANORAMA (Codra)
- BACnet IP partitioning tool (Space Dynamix)

### **Parties prenantes :**

- Project owner representative: SEFAL PROPERTY
- Building management system installer: EQUANS group
  - Electrical work: INEO

- Building management system integrator: AXIMA
- Technical operation: Vinci
- Design and project management of the works: Enerlis

For more information about Distech Controls, Eclipse, visit <https://www.distech-controls.com/products/family/hvac-controllers>.

**About Distech Controls**

Distech Controls connects people with intelligent building solutions through our disruptive Building Management Systems (BMS) and refrigeration controls, sensors, and software. For over 30 years, our open technology has made spaces smarter, safer and greener by focusing on end user outcomes. Distech Controls is part of Acuity. Visit us at [www.distech-controls.com](http://www.distech-controls.com).

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**À propos d'Enerlis**

Opérateur global de la transition énergétique, Enerlis accompagne depuis plus de 10 ans les entreprises et les collectivités dans leur démarche de performance énergétique et environnementale, en France et en Europe. Enerlis emploie plus d'une centaine de collaborateurs et intervient sur plus de 500 projets par an dans les domaines de la production d'énergie renouvelable et de la réduction des consommations d'énergie, générant un chiffre d'affaires qui dépasse les 100 millions d'euros en 2023.

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