



# Identify, diagnose and prioritize equipment problems, and plan timely actions on issue fixes

## MEASURE

### Understand and track equipment performance

Gather data from disparate sources to understand the performance of building equipment like lighting, elevators or heating, ventilation and air-conditioning (HVAC) to set achievable goals. Turn siloed data into actionable insights and compare the health and utilization of equipment across your portfolio, enabling you to achieve your operational efficiency goals. With the ingestion of your building management system (BMS) and equipment alarms, you can prioritize and route notifications for prompt maintenance.

## MONITOR

### Identify baseline operational efficiency to pinpoint optimization opportunities

Identify opportunities to optimize equipment performance and reduce energy waste and costs with the help of fault detection and diagnostics. See unplanned downtime, alarm fatigue and pressure on labor skills go down, and watch productivity rise. When faults do occur, improve your understanding of the cost impact and justify repairs and upgrades with fault monetization.

## REPORT

### Communicate results for operational and maintenance purposes

Take control of your operations by configuring fault alerts that notify personnel before issues become a major disruption. You can prioritize critical issues and resolve them by creating work orders within your systems. Configurable equipment performance dashboards support collaboration with key personnel to identify potential red flags. You can also predict trends using the report library of equipment performance, fault statistics, fault monetization and alarms.

### Equipment register and configuration

- Equipment summary dashboard across all subsystems
- Current equipment inventories
- Leverage integration with standard protocols for onboarding asset information
- Compare health and utilization information for different equipment categories across portfolio
- Out-of-the-box equipment APIs / support
- Zero-trust cybersecurity



### Performance monitoring

- Track equipment health status and performance trends for building or multi-building portfolio
- Portfolio and building level monitoring of operational KPIs and performance comparisons
- Space graphics for enhanced visualization of asset performance and utilization
- Data share APIs – to integrate into customer or third-party data platforms

### Fault detection and diagnostics (high impact monetization framework)

- Availability of standard and custom fault rule library with a predefined fault checklist for easy onboarding
- Identify faults impacting core operations and diagnose them via our high value suite of fault detection and diagnosis capabilities
- Detailed fault management dashboard
- Fault monetization report – associate cost values to report on savings and equipment and energy impacts
- Monitor and prioritize alarms across core assets from different subsystems impacting equipment performance

### Work order integration

- Work order summary of faults or alarms across all equipment
- Work order analytics categorized with status, response time, equipment type
- Work order creation manually or automated based on configuration
- Assigned to individuals or teams to plan corrective actions
- Generate on-demand proactive and predictive maintenance reports 24/7

# Feature spotlight

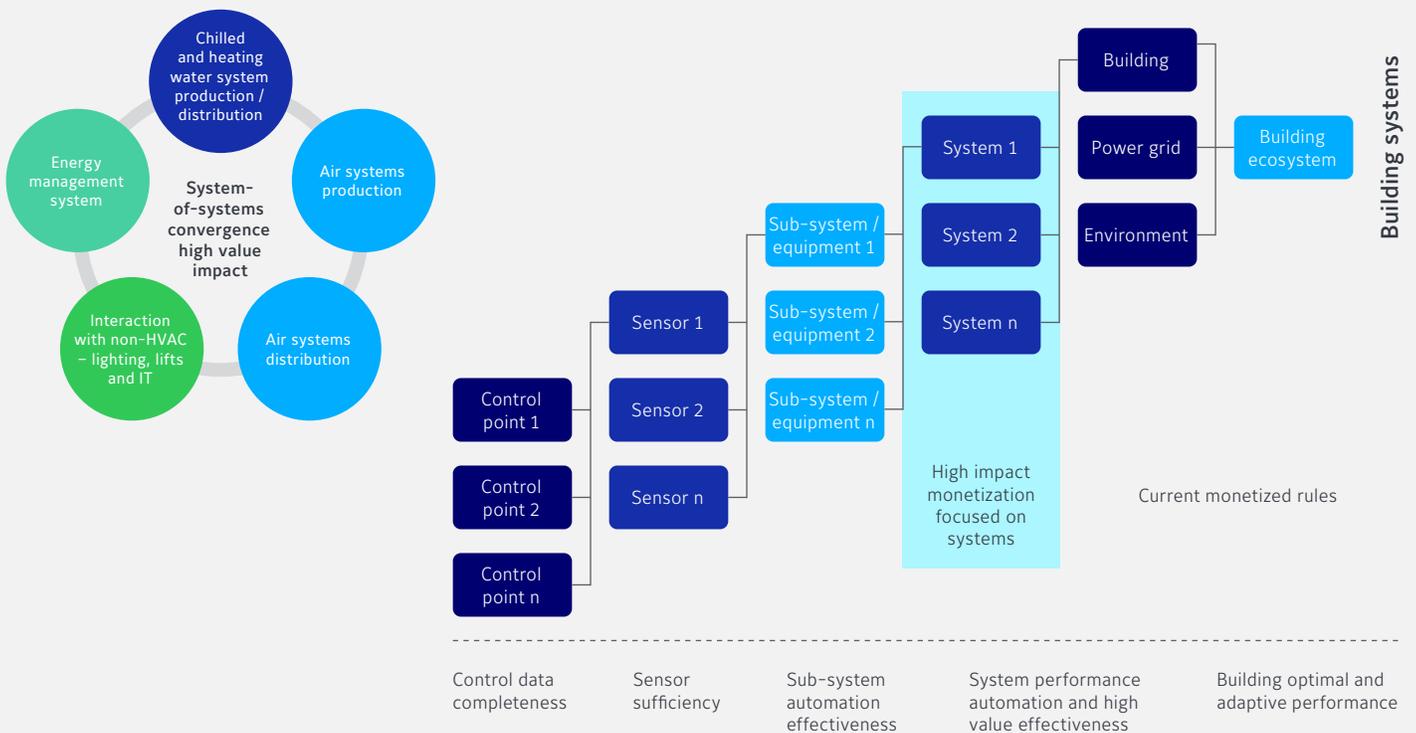
## High impact monetization framework

In a commercial building, HVAC electricity consumption can typically account for around 40 percent of total building consumption and 70 percent of electricity. Improving the performance of your HVAC via control systems can provide immediate reductions in energy use and costs. The return on investment can be measured in months, not years and additional benefits can include:

-  Enhanced occupant comfort
-  Improved reliability of systems
-  Reduced ongoing maintenance costs

Our suite of OpenBlue Enterprise Manager solutions help you identify, recognize and prioritize building performance strategies with this high impact monetization framework.

### High impact monetization framework



Unlock the performance of your building with Johnson Controls OpenBlue Enterprise Manager. Learn more about our **Operational Efficiency & Equipment Performance digital solutions** at [johnsoncontrols.com](https://www.johnsoncontrols.com)