



CASE STUDY THE EDGE, GREEN BUILDING



THE EDGE GREEN BUILDING — BELLVILLE, CAPE TOWN

LOCALLY DEVELOPED TECHNOLOGY AT THE EDGE

The Edge is a state-of-the-art, 9-storey commercial building situated at the entrance of the Tyger Falls precinct in the Tyger Valley business district on Carl Cronje Drive in Bellville, Cape Town.

The striking modern architecture was carefully designed to greatly reduce its carbon footprint and offers 10,000 m² of exceptional corporate office and retail space. With a remarkable double-glazed flush curtain walling frontal design, The Edge is located in the heart of the trendy Tyger Valley Waterfront, with urban village living, offering an assortment of shops, bars, restaurants, sports and fitness facilities.

This extraordinary building achieved a 5 Star Green Design rating from the Green Building Council SA in July 2017 and offers AAA grade offices, including 325 covered parking bays, 19 motorcycle bays, as well as additional parking in adjacent buildings.

The air-conditioning system needs to be deactivated when a fire is detected in an air-conditioned environment, since the airflow created by the air-conditioning system will feed the flames and help spread the fire more rapidly.

The Edge's design specifications called for air vents to automatically open in multiple areas in the event of fire, but also for the ability to manually override the air vents.

Technoswitch's TEC061C Intelligent Aircon Shutdown & Override Control Unit, installed by StarComms, is an addressable loop powered device (XP95) that requires no external power. The unit performs the air-conditioner shutdown function automatically by disconnecting the normal power supply to the air-conditioner via contactors.

INDUSTRY

- Commercial
 - Office Building

PRODUCT INFORMATION

- Advanced 4 Loop Intelligent Fire Control Panel (AE-TC4404)
- Technoswitch Intelligent Aircon Shutdown & Override Control Unit (TEC061C)
- Apollo XP95 Optical & Heat Detectors
- Apollo XP95 Open-Area Sounder Beacons



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The fail-safe functionality of the TEC061C ensures the relay operates under normal conditions and deactivates when the fire panel registers an alarm condition, thereby interrupting the power to the air-conditioning system or air vents. A key switch allows for a manual override of the automatic shutdown function.

The TEC061C can operate both 220 V AC and 24 V DC contactors connectors and will safely switch 220 V AC or 24 V DC at 5 Amp resistive.

With this solution in place, The Edge can rest assured that its occupants, visitors and assets are protected to the fullest.



4 Loop Intelligent Control Panel



Intelligent Aircon Shutdown & Override Control Unit



XP95 Heat Detector



XP95 Optical Detector



XP95 Open-Area Sounder Beacon

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