BOC 1002 Glossary

Actual demand	The amount of demand registered on your electric meter. Use this amount to evaluate the power requirements and load factor of your facility.
Base load	Energy-using system that consumes a continuous amount of energy throughout the year.
Billing demand	The amount of demand for which you are billed on your electric utility's bill. This is usually either equal to the **actual demand**, or the **ratchet demand**, whichever is larger.
BTU	British thermal unit. The amount of energy it takes to raise one pound of water one degree Fahrenheit. Approximately the amount of energy released by completely burning a wooden kitchen match.
BTUH	British thermal unit per hour.
Ccf	One hundred cubic feet.
CMMS	Computerized maintenance management system.
Degree-day	A unit developed by averaging the high and low temperature for each day and subtracting that from 65°.
Demand charge	Electric utility charge for commercial customers that reflects their share of the utility's generation, transmission, and distribution capacity. Based on customer's maximum or peak rate of using energy.
ECM	Energy conservation measure.
ECOs	Energy conservation opportunities.
EMCS	Energy management control systems.

Energy accounting	The formal process of providing long term organization and monitoring of utility cost and consumption data for a facility.
Energy charge	Electric utility charge for the total energy delivered, measured in kilowatt-hours.
Energy use index (EUI)	A representation of annual energy usage per square foot of a facility. May appear in any basic or common unit (i.e. kWh/Ft^2, BTU/Ft^2, therms/Ft^2).
Heat recovery systems	Equipment that reclaims and uses energy that is otherwise wasted from a building.
KVA	Kilovolt-amps. One thousand volt-amps. The measure of total electrical energy.
KVAR	Kilovolt-amps reactive. One thousand volt-amps; reactive. A measure of reactive power.
KW	Kilowatt. One thousand Watts. A Watt is a rate of consumption of useful electrical energy.
KWh	Kilowatt-hours. One thousand Watt-hours. A Watt-hour is the total energy consumed by using energy at a rate of one Watt for a period of one hour.
Latent heat	The amount of energy required to cause a liquid to change its physical state to a vapor. When a vapor condenses back into a liquid, it releases the same amount of energy. This occurs without any change in temperature.
Load factor	The relationship between the peak rate of consumption to the total consumption for the period. For electricity it is the relationship between kWh and kW demand. The ideal load factor is as close to 1.00 as possible. Load factor = kWh ÷ (kW * number of hours in billing period).
Mcf	One thousand cubic feet.

MMBtu	One million British Thermal Units.
O&Ms	Operation and maintenance measures.
Power cost adjustment	A cost adjustment in an electric utility's bill that allows the utility to adjust for uncertainties such as rapidly changing fuel costs and availability of generation resources.
Power Factor	The relationship between the useful energy consumed to the total energy delivered. Power factor = kW ÷ kVA
Power factor charge	Utility charge for low power factor. Measured in kvars with a special meter. Measures the reactive power used in a facility.
Preventive maintenance	A system of scheduling adjustment, cleaning, calibration, lubrication, component replacement, repairs, or whatever is necessary to eliminate minor equipment problems before they become major.
Predictive maintenance (PM)	Using historical maintenance and breakdown information to forecast or predict when a particular piece of equipment will need to be rebuilt or replaced.
Ratchet clause	A clause in the rate schedules of some electric utilities that bases a customer's demand charges on a specified percentage of the highest kilowatt usage during the preceding eleven months.
Rate schedule	The rates and conditions set by a utility for the use of the energy.
Reactive power	Power used by induction motors and transformers to excite magnetic fields. Measured in *kvar* or *kilovolt-amps reactive*.
Remedial maintenance	Troubleshooting or making repairs as breakdowns occur.

Seasonal loads	Energy loads that vary with the season, due to such factors as changes in the weather or the operation of the building.
Sensible heat	Energy that is required to raise the temperature of an object.
Service charge	Monthly electric utility charge that pays for fixed utility costs such as operation, maintenance, and administrative costs for metering and billing. Also called the basic charge or customer charge. Usually a fixed cost based on transformer size and whether you have single-phase or three-phase power.
Therm	100,000 BTUs. Most often used as a unit of natural gas consumption.
Time of day metering	An option offered by some electric utilities to their larger customers. This rate offers lower energy costs for consumption that occurs when the utility is historically dealing with its lowest production requirements. Often the off-peak period does not include a demand charge.