

DELTA Portfolio

DeGraff Street Industrial Center, Amsterdam, New York

Applications: Office space and manufacturing space in a former mill

The six-story building at 16 DeGraff Street is a renovated carpet mill. The sixth floor has been remodeled into offices for several small companies as well as the Montgomery County Economic Development Corporation (MCEDC). The second floor now houses U.S. Products, a manufacturer of high-quality gloves.



Lessons Learned:

- I Tall windows can be an energy asset.
- I Direct and reflected glare problems from windows are inevitable.
- I For optimal energy savings and visual task performance, the lighting plan should be coordinated with the equipment layout.
- I Two-level switching under individual control allows comfortable light levels for viewing VDTs and provides energy savings.
- I An EMS may not always be cost-effective.
- I The settings of photosensors and control devices should adjust quickly and easily.
- I An EMS is only useful if management is trained in its programming and use. Employees may override its function if they don't understand or like the way the EMS is programmed.

Lighting and design objectives for the office floor and glove factory were met with these features:

- I Large columns with flared capitals, ducts, and pipes were purposely left exposed to retain the industrial character of the carpet mill.
- I The original wire-glass translucent windows were left intact to take advantage of the plentiful daylight. Vertical blinds were installed on the office floor to control window glare.
- I Energy-efficient T8 fluorescent lamps and electronic ballasts were used in the principal luminaires on both floors.
- I Two-level switching was installed on the office floor.
- I Galvanized steel stovepipe was incorporated into light valances in the offices as a decorative element.



- I Daylight sensors and an energy management system (EMS) were installed in the glove factory. The photosensors switch off electric lighting near windows when a preset level of daylight is reached. The EMS also sweeps lights off at the end of the work shift.

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