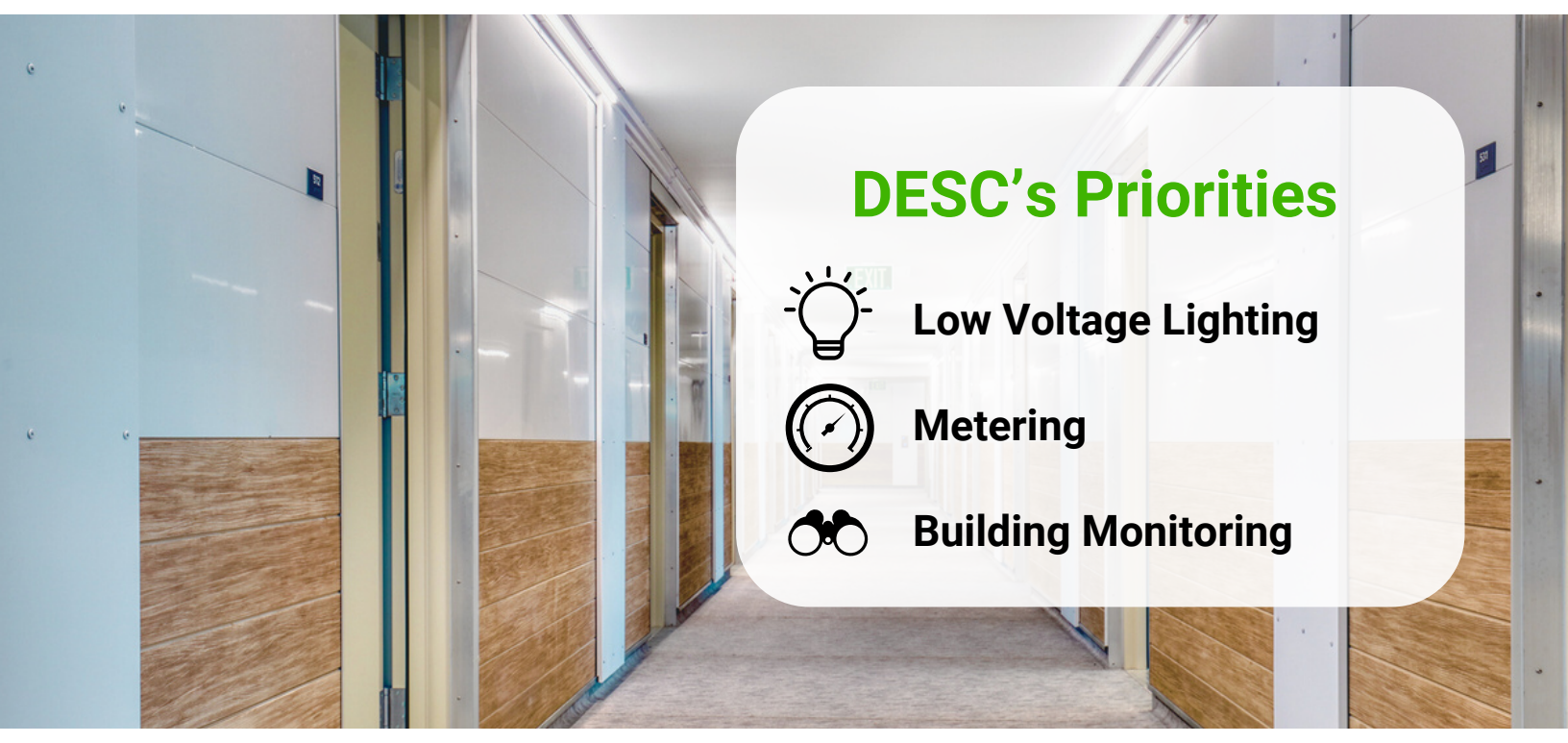
CASE STUDY

SUPPORTIVE HOUSING

Domatic partners with Seattle’s DESC to increase safety & operational efficiency.

About DESC

Founded in 1979, Seattle's Downtown Emergency Service Center (DESC) was established to offer emergency shelter and survival support for individuals experiencing chronic homelessness. Presently, the DESC is dedicated to ending homelessness among vulnerable populations, specifically those struggling with severe mental illnesses, substance use disorders, and/or chronic health issues. The center provides various services, including supportive housing, with a focus on developing properties with effective programs that promote long-term success.

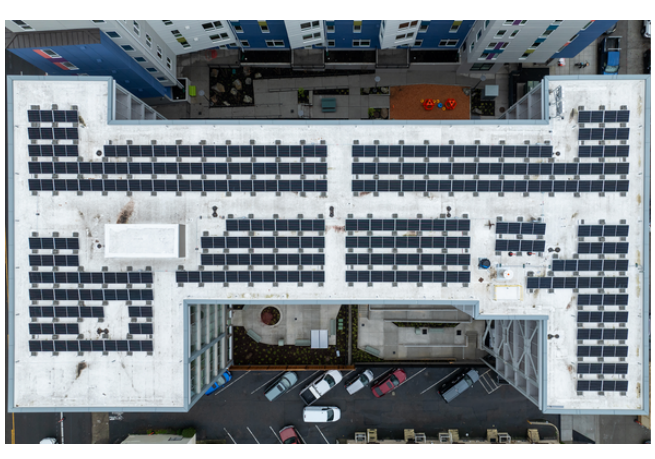


The Challenge

In December of 2023, the DESC announced the grand opening of its newest affordable housing development on Aurora-Licton Springs neighborhood. This latest development boasts 124 units of affordable housing with supportive services and indoor/outdoor community spaces for the tenants, single adults who are living with disabilities and have been experiencing homelessness.

Recognizing the importance of safety, energy conservation, and operational efficiency, the DESC decided on a smart building solution that meets all the requirements that they needed in one system. Building codes in Seattle require occupancy and daylight harvesting controls in modern buildings. A smart building system is the only feasible way to accomplish this without costly delays and heavy infrastructure.

The DESC needed a system that would cover Seattle’s energy conservation requirements, as well as, a system that would provide visibility into the occupancy and usage of the building to ensure safety for its residents. For example, in the event of a leak, a rapid maintenance response is essential to minimize damage, costs, and impact to other residents. With potential safety hazards like leaving electrical appliances on being a common concern, the DESC wanted a discreet and dependable monitoring solution for the building.



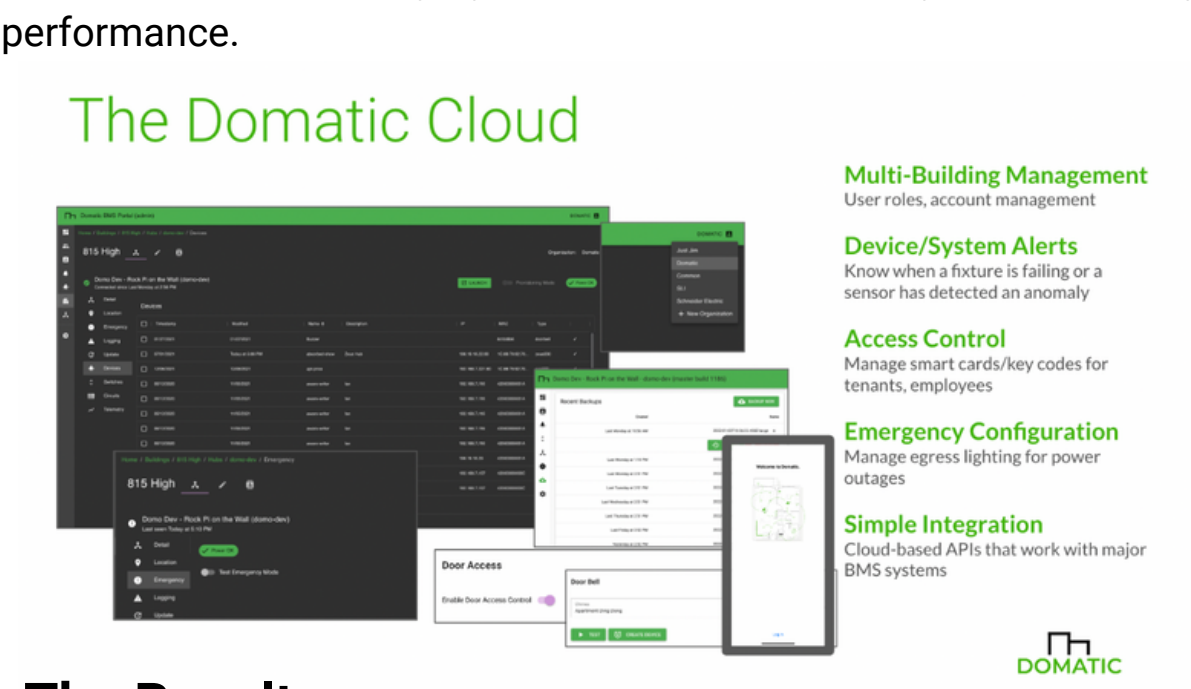
The Solution

Domatic provides a power distribution and building automation system that allows fixtures in a building to be connected, powered, and controlled with simple wiring and plug-and-play provisioning.

In October of 2023, the builders of Burbridge place began installing Domatic’s low-voltage wiring system that combines power and data to network fixtures and allow intelligent applications. With Domatic’s fixture partners, the builder installed fixtures throughout the building, including lights, switches, daylight and occupancy sensors, plus water and energy monitoring devices.

With Domatic’s system, every fixture has an IP address, enabling data to be collected from all building fixtures and monitored in a centralized platform.

The Domatic Cloud transforms the traditional self-reporting method for building monitoring by offering a unified dashboard to pinpoint maintenance issues and potential safety hazards. Property owners can oversee the building's fixtures and applications, gather data, and receive alerts about faults, bringing an unified understanding of the building's performance.



The Results

The DESC quickly realized the positive impact of their collaboration with Domatic. By integrating Domatic's power distribution system, they enhanced energy and operational efficiency, leading to reduced long-term maintenance costs.

Moreover, building management and staff supporting the residents can now ensure a secure environment with monitoring while upholding occupants' privacy. Concerns about building automation systems usually revolve around added components and extended installation and commissioning times. However, Domatic's low-voltage, network-based approach offers a straightforward and efficient installation process.

The success of the implementation has prompted plans to introduce Domatic's system at another DESC property.