

French Leader in Senior Living Demonstrates how to Create Lasting and Large-scale Value from Building Management

Project Team:

Building Owner: Domitys is a subsidiary of AG2R La Mondiale



Assistant to the Project Manager: BTIB



Domitys is the leading provider of senior independent living facilities for seniors in France. Domitys residences are renowned for their high-quality offerings—including dining, a wide range of services, and social activities—as well as their prime, convenient locations just steps from town centers, allowing seniors to stay close to family and friends. Each residence features over 100 apartments designed to reimagine senior well-being, incorporating amenities that ensure comfort and safety while meeting today's highest standards. To fulfill this commitment regarding heating, air conditioning, ventilation, and other building services, the company has integrated a wide variety of technical systems using Niagara Framework®.

Domitys currently operates over 200 serviced residences for seniors in France to meet the growing demand from seniors who wish to maintain their freedom and independence.



Domitys, a subsidiary of AG2R La Mondiale Group, was founded in 1998 and has developed its property portfolio over time. Across its 25 years in the senior living business, factors such as a building's location, price, structural integrity, room layout, and aesthetic appeal has had a greater impact on the decision to acquire a property than its operational technology. As a result, the portfolio is quite diverse in terms of the age, brand and capabilities of the equipment it uses to deliver building services like heating, cooling, ventilation, and lighting as well as building management systems (BMS/BACS).

If Domitys ambitions stopped at managing operations at each property locally — at the individual building or campus level — this diversity would not be a problem. However, Domitys has long considered portfolio-level building management key to maintaining a high standard of comfort and energy efficiency consistent with its upscale, socially-engaged brand. Furthermore, strict energy regulations were recently enacted in France and wars and extreme climate events have been contributing to ever-rising energy costs. All these challenges could be better addressed by stepping up to global, centralized building management. The Domitys building operations team wanted a BMS/BACS that could address:

- Lack of centralized oversight
- Multiplicity of equipment types, brands and protocols
- Underutilized energy data
- Limited remote control capabilities
- Reactive nature of corrective maintenance status quo.

Choosing Niagara: A Foundation to Drive Performance

Following an in-depth analysis, Domitys selected Tridium's Niagara Framework technology for its ability to:

- Interoperate with diverse existing systems
- Scale to support large-scale, multi-site deployment

- Deliver cyber defense equivalent to enterprise IT standards
- Leverage a nationwide ecosystem of certified integrators.

With the support of BTIB, a Niagara Framework® distributor, Domitys assembled a project team to deploy a centralized BEMS (Building Energy Management System). The initial rollout was launched in collaboration with partner integrators, based on a replicable model.

Step One: Create a Common Language

The various equipment types (energy meters, etc.) across the portfolio communicate via diverse protocols. To combine and derive value from the data streams, a “common language” based on an ontology had to be created. Thus, the project team's first action was to standardize the naming of sites, zones, equipment, and the reported values. The result: each data point is self-describing, allowing third-party software to understand it automatically. This is an essential step for achieving a scalable and adaptable system. Ultimately, any compatible software will be able to connect and analyze the data with minimal human intervention.

A Phased Approach

Domitys managed the project in stages alongside BTIB, starting with a test (Proof of Concept – POC) to validate four key elements:

- Data framework,
- Technical on-site installation,
- Central user interface hosted by Domitys,
- Data structuring method (tagging).

Once the POC was successfully validated, deployment could begin with partner integrators, who now have a proven, replicable model for subsequent sites.

Two legal decrees to shrink the carbon footprint of buildings in France

In recent years, the French government has introduced new laws to assist building owners and developers in managing energy use and, above all, reducing consumption.

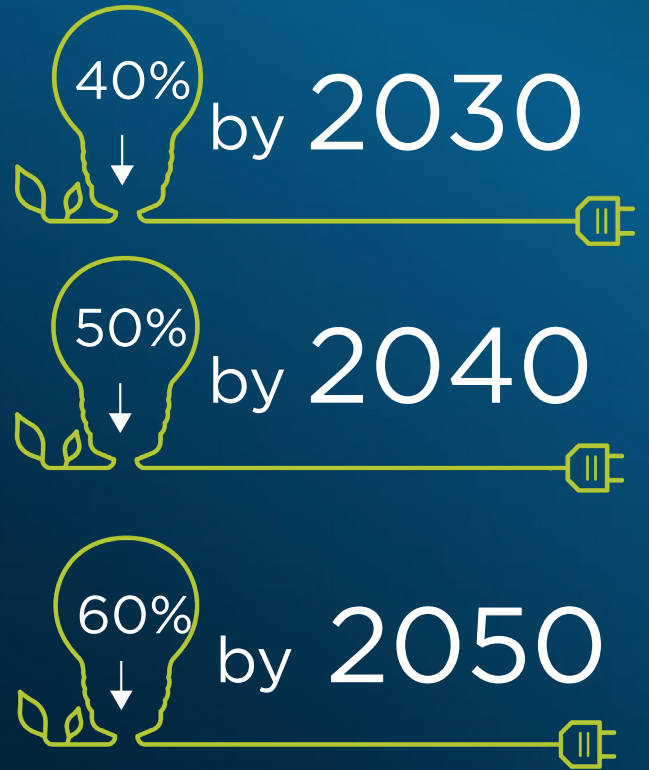
Initially, France mandated a progressive reduction in energy consumption for commercial buildings with a floor area of 1,000 m² or more. Authorities monitor compliance with this requirement by mandating the annual measurement and reporting of primary energy consumption. Property owners are required to report their energy usage via a digital platform known as OPERAT. This measure is known as the “Tertiary Decree”—or, more precisely, the “[Eco-Energy Tertiary Decree](#).”

Following the implementation of the Tertiary Decree in September 2022—which sets a target based on actual results—the government introduced a complementary measure focused on the means of achieving that goal. Indeed, reducing building energy consumption is not feasible without a system capable of measuring, monitoring, and controlling energy use.

As of January 1, 2025, commercial buildings in France with heating and cooling systems exceeding 290 kW of installed capacity must be equipped with a building automation system. Buildings with an installed capacity between 70 kW and 290 kW have been granted an extension until January 1, 2030.

This regulation, known as [the BACS decree](#), also stipulates that the Building Automation and Control System (BACS) must be capable of monitoring, recording, and analyzing the building’s energy data and issuing alerts in the event of energy consumption drift.

Target Energy Consumption Reductions

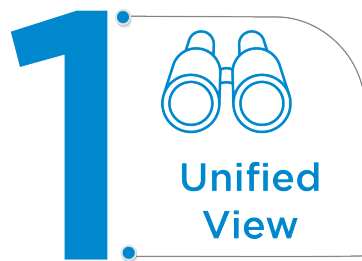


At the same time, the system must enable buildings to actively participate in load balancing by adjusting energy consumption or production in response to demand. Via programs such as “Flex Ready” in France, energy suppliers incentivize building operators to deploy automated load-shedding capabilities for major HVAC equipment, such as chillers. A BACS system gives a building operator the required flexibility to participate.



Photo Credit: Domitys

Benefits



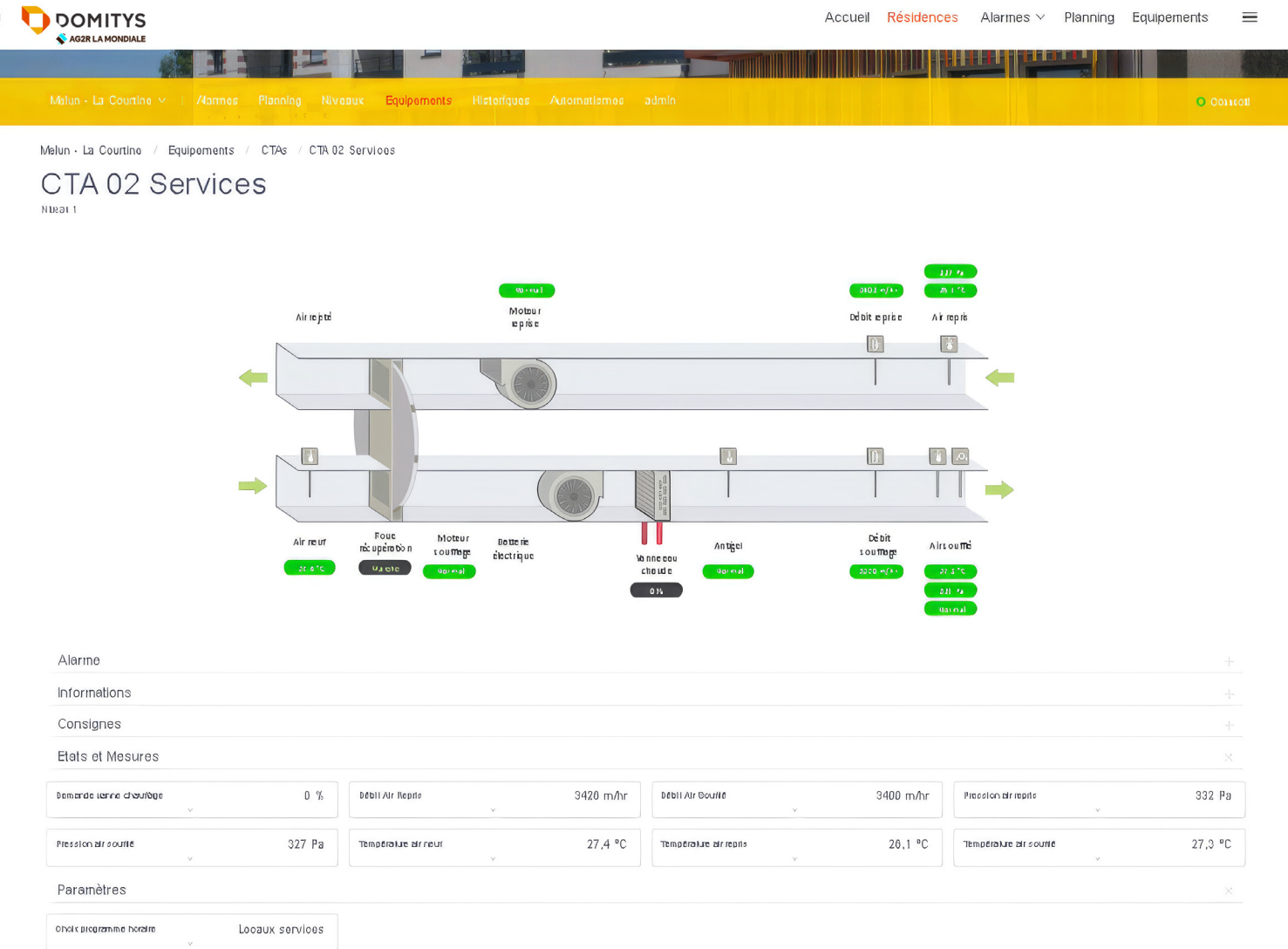
Domitys now has a consistent overview of its facilities, regardless of local specificities::

- Standardized dashboards
- Easier cross-site comparison
- Prioritization of actions based on energy performance.



The comparative costs of energy waste at each facility are also readily available via the BMS/BACS user interface. This facilitates cost-informed decision-making and practices such as:

- Targeting funding available for energy conservation measures (ECMs) at the highest-energy-consuming residences
- Prioritizing ECM rollouts and other improvement efforts
- Prioritizing investment decisions





Improved operational performance including:

- Alarm detection and prioritization
- Reduced response times
- Gradual shift towards preventive or even predictive maintenance.



Accueil Résidences Alarmes Planning Equipements

Malun - La Courneuve / Années Planning Niveaux Equipements Historiques Automatismes admin

Automatismes

Informations générales

Heure actuelle 10 Juin 2024 09:53:29 CEST

Jour actuel Jeudi

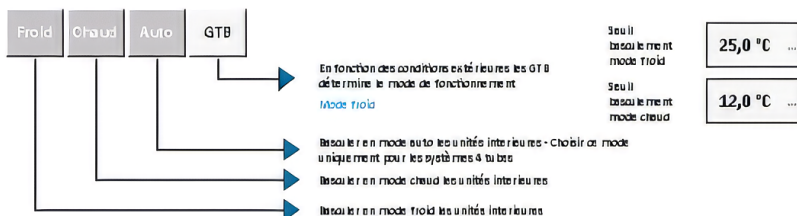
Température extérieure 27,8 °C

Unités intérieures 13

Consignes

	Global	Bien-être	Restaurant	Administratif	Locaux services
Confort Chaud	21,0 °C ...	21,0 °C ...	21,0 °C ...	21,0 °C ...	21,0 °C ...
Réduit Chaud	18,0 °C ...	18,0 °C ...	18,0 °C ...	18,0 °C ...	18,0 °C ...
Confort Froid	26,0 °C ...	26,0 °C ...	26,0 °C ...	26,0 °C ...	26,0 °C ...
Réduit Froid	28,0 °C ...	28,0 °C ...	28,0 °C ...	28,0 °C ...	28,0 °C ...

Mode

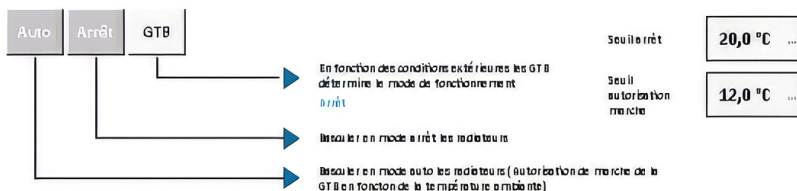


Radiateurs électriques 1

Consignes

	Global	Bien-être	Restaurant	Administratif	Locaux services
Confort	21,0 °C ...	21,0 °C ...	21,0 °C ...	21,0 °C ...	21,0 °C ...
Réduit	18,0 °C ...	18,0 °C ...	18,0 °C ...	18,0 °C ...	18,0 °C ...

Mode



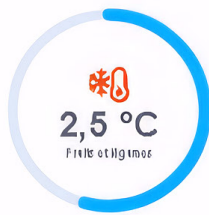
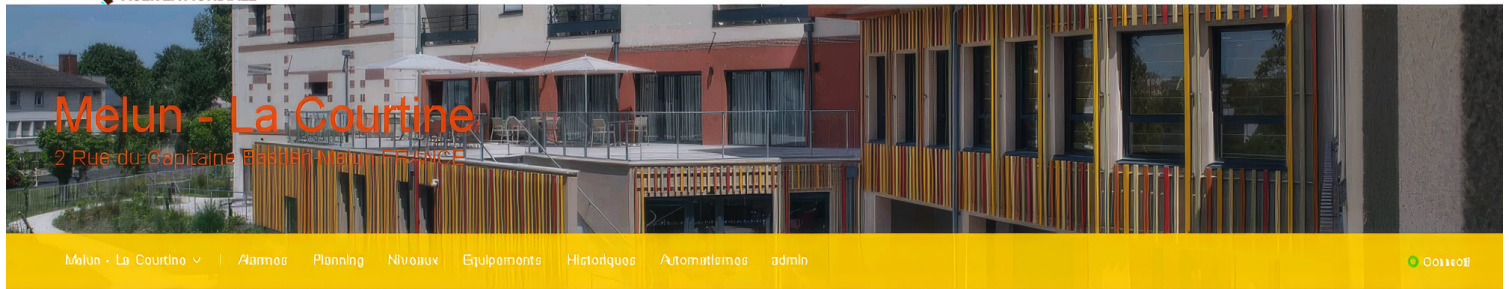
4 Regulatory Compliance

The new centralized BMS/BACS supports Domitys ability to comply with French regulations (BACS/Tertiary Decrees) that make energy saving and lowering carbon emissions compulsory. Beyond system control, BMS users get easy access to contextually-rich and reliable real-time data that enables:

- Precise identification of energy consumption anomalies
- Continuous optimization of energy use
- Reduction of the building portfolio's carbon footprint



Accueil Résidences Alarmes Planning Equipements



Alarme porte parking	☒	☐
Alarme chaufferie	☐	☒
Alarme température chambre froide négative	☒	☐
Alarme température chambre froide viandes	☒	☐
Alarme portail extérieur	☒	☐
Alarme température chambre froide fruits et légumes	☒	☐
Alarme CTA combles	☒	☐
Alarme pompe hydrocarbure	☒	☐
Alarme déshumidificateur	☒	☐
Alarme cuisine INFFEF	☒	☐
Alarme hotte cuisine	☒	☐

09
Alarme en cours

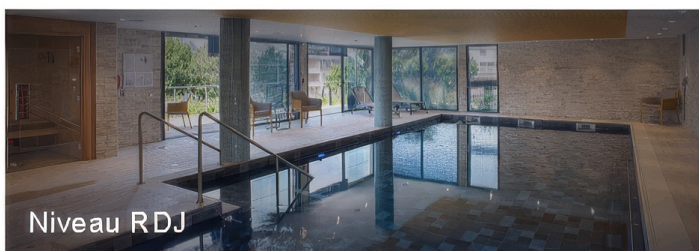
24,6 °C
Température ambiante moyenne

23 °C
Mostly Sunny

High 35°C
Low 24°C
Wind ENE @ 3.6 km/h
Humidity 64%
Pressure 1014.5mB



Niveaux



5 Social Responsibility

By structuring and ensuring the reliability of building operational data, the BMS/BACS platform is helping Domitys address certain non-financial issues such as:

- Consolidated, consistent, and auditable data
- Ability to produce reliable environmental indicators
- Traceability of improvement initiatives

This foundation is essential to meeting the growing requirements of Corporate Social Responsibility (CSR) reporting, as well as the European Union's Corporate Sustainability Reporting Directive (CSRD).



Liste des résidences



Melun - La Courtine



Cergy - Galilée



Villepinte - Calandra

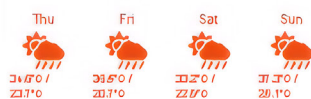


Lille - L'Agapanthe

Tableau de bord



23°C



36

Alarmes en cours



6

Nombre d'alarmes



1

Nombre de défauts



5

Nombre de points dérogés



1

Equipements hors com



With this project, Domitys is implementing a strategic platform for managing its property portfolio, capable of generating sustainable operational, energy, and financial gains.

By establishing a unified approach to building data management and applying it across all sites—even when different integrators are involved—the Domitys project team achieved the following benefits:

- Data standardization: the same data model is used everywhere, regardless of the site or integrator,
- Consistency in the local control tool: the Building Management System (BMS) application remains identical from site to site, even if the installation companies differ.

This consistency simplifies subsequent maintenance and future system upgrades, as all sites are built on the same technical foundation. The significance of the BMS/BACS upgrade extends well beyond the scope of technical control:

Advanced Energy Optimization: Thanks to a consolidated and reliable database, Domitys can implement a structured approach to energy efficiency across its entire portfolio.

Toward Greater Energy Flexibility: In the long term, this infrastructure paves the way for new business models:

- Participation in electricity flexibility mechanisms such as demand-response programs with local electric utilities
- Controlled load shedding during peak usage periods
- Monetization of demand-response capabilities. When solar panels and stand-by generators located on Domitys properties have access capacity, they can sell electricity back to the local grid.

Toward Smarter Building Operations: The future potential integration of AI agents into the BMS/BACS will enable:

- Predictive control of building systems
- Better ability to continuously balance energy consumption choices, without compromise to the comfort of residents
- Dynamic system optimization.

Keys to Success: The program rests on three pillars:

- The interoperability power of the Niagara Framework®
- An industrial, standardized approach to deployment
- Close collaboration between Domitys, Tridium, BTIB, and the integrators.

About Domitys

Founded in 1998, Domitys is the leading provider of serviced residences for seniors within the AG2R LA MONDIALE Group in France. With a nationwide presence comprising over 200 non-medicalized residences, Domitys and its 5,000 employees support seniors in aging well within secure, sustainable living environments that are open to the local community and society at large, while ensuring that every resident remains free to make their own choices and play an active role in their daily lives. Domitys develops innovative solutions to support healthy aging and address the challenges posed by an aging population. www.domitys.fr

About BTIB

BTIB distributes multi-brand solutions to a network of partners specializing in connected and intelligent buildings. Since 2002, BTIB has been the exclusive distributor of Tridium in France and French-speaking countries, overseeing the distribution of licenses and hardware, as well as providing training and technical support for the Niagara Framework®. BTIB's innovative products and software applications empower BMS/HVAC experts to reduce engineering costs while benefiting from powerful tools that optimize operational efficiency. www.btib.fr

About Tridium

Tridium is the developer of Niagara Framework®, an automation platform for the development and deployment of connected products and device-to-enterprise applications. Niagara provides the critical device connectivity, cyber security, control, data management, device management and user presentation capabilities needed to extract value and insight from real-time operational data in buildings, data centers, manufacturing systems, smart cities and more. Support for open-protocols and attention to cyber defense has made Niagara Framework® the industry leader in building automation systems and IoT solutions.



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This case study is for informational purposes only. Results may vary. Images are for illustrative purposes only. Certain features shown are specific to the Domitys implementation and are not standard Niagara Framework® features.
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