At present, the electricity demand of the country is constantly increase and the unit cost of the produced electrical will be very high due to distribution system, sub-station and environmental protection system. Thus, the demand side management is considered to be suitable measure. The objective of this research is to evaluate the suitability of using maximum demand controller and build automation system in office building. The head office of Siam City Bank was used as a study site. This building consume approximately 485,000 kWh per month with maximum peak demand of 1,437 kW. The result of installation of peak demand controller show 37 kW and 135 kW of load can controlled during partial and peak period respectively. The investment of the system is 203,621 baht while 392,544 baht per year can be saved with pay back period 0.52 years.