

## **1 General**

### **1.1 RELATED SECTIONS**

- .1 Section 01 91 13 – General Commissioning (Cx) Requirements.
- .2 Section 21 05 01 – Common Work Results – Mechanical.

### **1.2 SUBMITTALS**

- .1 Make submittals in accordance with Section 01 33 00 - Submittal Procedures and 25 05 02 - EMCS: Submittals and Review Process.
- .2 Final Report: submit report to the Departmental Representative.
  - .1 Include measurements, final settings and certified test results.
  - .2 Bear signature of commissioning technician and supervisor
  - .3 Revise "as-built" documentation, commissioning reports to reflect changes, adjustments and modifications to EMCS as set during commissioning and submit to Departmental Representative in accordance with Section 01 78 00 - Closeout Submittals.
  - .4 Recommend additional changes and/or modifications deemed advisable in order to improve performance, environmental conditions or energy consumption.

### **1.3 DESIGN REQUIREMENTS**

- .1 Confirm with the Departmental Representative that Design Criteria and Design Intents are still applicable.
- .2 Commissioning personnel to be fully aware of and qualified to interpret Design Criteria and Design Intents.

### **1.4 COMMISSIONING**

- .1 Do commissioning in accordance with Section 01 91 13 - General Commissioning (Cx) Requirements.
- .2 Carry out commissioning under direction of the Departmental Representative. Provide the Departmental Representative advance notice of commissioning and the opportunity to witness it.
- .3 Correct deficiencies, re-test to requirements of the Departmental Representative.
- .4 Acceptance of tests will not relieve Contractor from responsibility for ensuring that complete systems meet every requirement of Contract.
- .5 Load system with project software.
- .6 The Departmental Representative reserves to right to test system to verify operation.

## **1.5 COMPLETION OF COMMISSIONING**

- .1 Commissioning to be considered as satisfactorily completed when objectives of commissioning have been achieved and reviewed by the Departmental Representative.

## **1.6 ISSUANCE OF FINAL CERTIFICATE OF COMPLETION**

- .1 Final Certificate of Completion will not be issued until receipt of written approval indicating successful completion of specified commissioning activities including receipt of commissioning documentation.

## **2 Products**

### **2.1 EQUIPMENT**

- .1 Provide sufficient instrumentation to verify and commission the installed system. Provide two-way radios.
- .2 Instrumentation accuracy tolerances: higher order of magnitude than equipment or system being tested.
- .3 Independent testing laboratory to certify test equipment as accurate to within approved tolerances no more than two (2) months prior to tests.

## **3 Execution**

### **3.1 PROCEDURES**

- .1 Test each system independently and then in unison with other related systems.
- .2 Commission each system and integrated systems using procedures prescribed by the Departmental Representative.
- .3 Debug system software.
- .4 Optimize operation and performance of systems by fine-tuning PID values and modifying CDLs as required.
- .5 Test full scale emergency evacuation and life safety procedures including operation and integrity of smoke management systems under normal and emergency power conditions as applicable.

### **3.2 FIELD QUALITY CONTROL**

- .1 Pre-Installation Testing.
  - .1 General: consists of field tests of equipment just prior to installation.
  - .2 Testing to be on site unless prior permission received from the Departmental Representative.

- .3 Configure major components to be tested in same architecture as designed system. Include BECC equipment and two (2) sets of Building Controller's including MCU's, LCU's, and TCU's.
  - .4 Equip each Building Controller with sensor and controlled device of each type (AI, AO, DI, DO).
  - .5 Additional instruments to include:
    - .1 Temperature sensor(s).
  - .6 In addition to test equipment, provide digital micro-manometer, milli-amp meter, source of air pressure infinitely adjustable between 0 and 500 Pa, to hold steady at any setting and with direct output to milli-amp meter at source and to BECC.
  - .7 After setting, test zero and span in 10 % increments through entire range while both increasing and decreasing pressure.
  - .8 Transmitters above 0.5 % error will be rejected.
  - .9 DP switches to open and close within 2% of setpoint.
- .2 Completion Testing.
- .1 General: test after installation of each part of system and after completion of mechanical and electrical hook-ups, to verify correct installation and functioning.
  - .2 Include following activities:
    - .1 Test and calibrate field hardware including stand-alone capability of each controller.
    - .2 Verify each A-to-D convertor.
    - .3 Test and calibrate each AI using calibrated digital instruments.
    - .4 Test each DI to ensure proper settings and switching contacts.
    - .5 Test each DO to ensure proper operation and lag time.
    - .6 Test each AO to ensure proper operation of controlled devices. Verify tight closure and signals.
    - .7 Test operating software.
    - .8 Test application software and provide samples of logs and commands.
    - .9 Verify each CDL including energy optimization programs.
    - .10 Debug software.
    - .11 Blow out flow measuring and static pressure stations with high pressure air at 700 kPa.
    - .12 Provide point verification list in table format including point identifier, point identifier expansion, point type and address, low and high limits and engineering units.
  - .3 Final Startup Testing: Upon satisfactory completion of tests, perform point-by-point test of entire system. Provide:
    - .1 Technical personnel capable of re-calibrating field hardware and modifying software.
    - .2 Commissioning to commence during final startup testing.
    - .3 O&M personnel may assist in commissioning procedures as part of training.
    - .4 Commission systems considered as life safety systems before affected parts of the facility are occupied.
    - .5 Operate systems as long as necessary to commission entire project.
    - .6 Monitor progress and keep detailed records of activities and results.

- .4 Final Operational Testing: to demonstrate that EMCS functions in accordance with contract requirements.
  - .1 Prior to beginning of thirty (30) day test demonstrate that operating parameters (set-points, alarm limits, operating control software, sequences of operation, trends, graphics and CDL's) have been implemented to ensure proper operation and operator notification in event of off-normal operation.
    - .1 Repetitive alarm conditions to be resolved to minimize reporting of nuisance conditions.
  - .2 Test to last at least thirty (30) consecutive twenty four (24) hour days.
  - .3 Tests to include:
    - .1 Demonstration of correct operation of monitored and controlled points.
    - .2 Operation and capabilities of sequences, reports, special control algorithms, diagnostics, software.
  - .4 System will be accepted when:
    - .1 EMCS equipment operates to meet overall performance requirements. Downtime as defined in this Section must not exceed allowable time calculated for this site.
    - .2 Requirements of Contract have been met.
  - .5 In event of failure to attain specified AEL during test period, extend test period on day-to-day basis until specified AEL is attained for test period.
  - .6 Correct defects when they occur and before resuming tests.
- .5 The Departmental Representative reserves the right to verify reported results.

### **3.3 ADJUSTING**

- .1 Final adjusting: upon completion of commissioning set and lock devices in final position and permanently mark settings.

### **3.4 DEMONSTRATION**

- .1 Demonstrate to the Departmental Representative operation of systems including sequence of operations in regular and emergency modes, under normal and emergency conditions, start-up, shut-down interlocks and lock-outs in accordance with Section 01 79 00 - Demonstration and Training.

**END OF SECTION**