

**Part 1            General**

**1.1                SECTION INCLUDES**

- .1        Requirements and procedures for warranty and activities during warranty period for building Energy Monitoring and Control System (EMCS).

**1.2                RELATED SECTIONS**

- .1        Division 01 – General Requirements.
- .2        Section 25 05 01 - EMCS: General Requirements.

**1.3                WARRANTY**

- .1        Provide standard warranty twelve (12) months from approval date of substantial completion.
- .2        EMCS Contractor shall perform all maintenance on installed equipment and software during the warranty period. Provide all personnel, vehicles, materials, and labour necessary.
- .3        Warrant all work as follows:
  - .1        Labour and materials for the control system specified shall be warranted free from defects for a period of 12 months after the substantial completion date is accepted. Control system failures during the warranty period shall be adjusted, repaired, or replaced at no additional cost or reduction in service to the Owner. The contractor shall respond to the Owner's request for warranty service within 24 hours during normal business hours.
  - .2        All work shall have a single warranty date, even when the Owner has received beneficial use due to an early system start-up. If the work specified is split into multiple contracts or a multi-phase contract, then each contract or phase shall have a separate warranty start date and period. In this case, each building will have separate warranty dates.
  - .3        At the end of the final start-up, testing, and commissioning phase, if equipment and systems are operating satisfactorily to the Owner's Representative, the Owner's Representative shall sign certificates certifying that the control system operation has been tested and accepted in accordance with the terms of this specification. The date of substantial completion shall be the start of warranty.
  - .4        Operator workstation software, graphic software, database software, and firmware updates which resolve known software deficiencies as identified by the contractor shall be provided at no charge during the warranty period.  
  
All firmware updates or functional enhancements associated with the above mentioned items must be provided during the warranty period. Written authorization by the Owner must, however, be granted prior to the installation of any of the above mentioned items.
  - .5        Exception: The contractor shall be required to warrant reused devices. Contractor to bear necessary cost. The contractor shall warrant all installation labour and materials.

**Part 2          Products**

**2.1              NOT USED**

.1          Not used.

**Part 3          Execution**

**3.1              NOT USED**

.1          Not used.

END OF SECTION