

1 General

1.1 RELATED SECTIONS

- .1 Section 23 05 93 - Testing, Adjusting and Balancing for HVAC.
- .2 Section 23 25 00 - HVAC Water Treatment Systems.

1.2 REFERENCES

- .1 American Society for Testing and Materials International (ASTM)
 - .1 ASTM E202, Standard Test Methods for Analysis of Ethylene Glycols and Propylene Glycols.
- .2 Health Canada/Workplace Hazardous Materials Information System (WHMIS)
 - .1 Material Safety Data Sheets (MSDS).

1.3 SUBMITTALS

- .1 Product Data:
 - .1 Submit manufacturer's printed product literature, specifications and datasheet in accordance with Section 01 33 00 - Submittal Procedures. Include product characteristics, performance criteria, and limitations.
- .2 Quality assurance submittals: submit following in accordance with Section 01 33 00 - Submittal Procedures.
 - .1 Instructions: submit manufacturer's installation instructions.
 - .1 Contractor will make available one (1) copy of systems supplier's installation instructions.

1.4 QUALITY ASSURANCE

- .1 Health and Safety:
 - .1 Do construction occupational health and safety in accordance with Section 01 35 29.06 - Health and Safety Requirements.

1.5 DELIVERY, STORAGE, AND HANDLING

- .1 Packing, shipping, handling and unloading:
 - .1 Deliver, store and handle in accordance with manufacturer's written instructions and Section 01 61 00 - Common Product Requirements.
- .2 Waste Management and Disposal:
 - .1 Construction/Demolition Waste Management and Disposal: separate waste materials for reuse in accordance with Section 01 74 00 - Cleaning.

2 Products

2.1 CLEANING SOLUTIONS

- .1 Low-foaming detergent: at all temperatures.
- .2 Designed for use on most metals including aluminum.
- .3 No pH neutralization required.
- .4 Phosphate free.
- .5 Biodegradable.
- .6 Nitrate Free.

3 Execution

3.1 MANUFACTURER'S INSTRUCTIONS

- .1 Compliance: comply with manufacturer's written recommendations or specifications, including product technical bulletins, handling, storage and installation instructions, and
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datasheet.

3.2 CLEANING HYDRONIC SYSTEMS

- .1 Timing: systems operational, hydrostatically tested and with safety devices functional, before cleaning is carried out.
- .2 Install instrumentation such as flow meters, orifice plates, pitot tubes, flow metering valves only after cleaning is certified as complete by water treatment specialist.
- .3 Cleaning procedures:
 - .1 Provide detailed report outlining proposed cleaning procedures at least 4 weeks prior to proposed starting date. Report to include:
 - .1 Cleaning procedures, flow rates, elapsed time.
 - .2 Chemicals and concentrations used.
 - .3 Inhibitors and concentrations.
 - .4 Specific requirements for completion of work.
 - .5 Special precautions for protecting piping system materials and components.
 - .6 Complete analysis of water used to ensure water will not damage systems or equipment.
- .4 Conditions at time of cleaning of systems:
 - .1 Systems: free from construction debris, dirt and other foreign material.
 - .2 Control valves: operational, fully open to ensure that terminal units can be cleaned properly.
 - .3 Strainers: clean prior to initial fill.
 - .4 Install temporary filters on pumps not equipped with permanent filters.
 - .5 Install pressure gauges on strainers to detect plugging.
- .5 Report on Completion of Cleaning:
 - .1 When cleaning is completed, submit report, complete with certificate of compliance with specifications of cleaning component supplier.
- .6 Hydronic Systems:
 - .1 Flush system thoroughly with water, back flush pump, strainers, blow down drain valves and risers to remove loose debris. Remove accumulated sludge in boilers.
 - .2 Add 2% solution of low foaming detergent to the system through a bypass feeder or another feeding device.
 - .3 Closed loop systems: circulate system cleaner at 820 degrees C for at least 36 hours.
 - .4 During recirculation, back flush strainers, drain valves and risers at their lowest point once every 8 hours.
 - .5 Drain cleaning water completely.
 - .6 Fill and drain system several times. Circulate 30 minutes every time system is refilled.
 - .7 Blend system at secured points until water is clear and non foaming. Clean pump strainers.
 - .8 Draw a water sample from the system and send it to laboratory for analysis.
 - .9 If the laboratory report is unsatisfactory, repeat cleaning procedure.

3.3 START-UP OF HYDRONIC SYSTEMS

- .1 After cleaning is completed and system is filled:
 - .1 Establish circulation and expansion tank level, set pressure controls.
 - .2 Ensure air is removed.
 - .3 Check pumps to be free from air, debris, possibility of cavitation when system is

- at design temperature.
- .4 Dismantle system pumps used for cleaning, inspect, replace worn parts, install new gaskets and new set of seals.
 - .5 Clean out strainers repeatedly until system is clean.
 - .6 Commission water treatment systems as specified in Section 23 25 00 - HVAC Water Treatment Systems.
 - .7 Check water level in expansion tank with cold water with circulating pumps OFF and again with pumps ON.
 - .8 Repeat with water at design temperature.
 - .9 Check pressurization to ensure proper operation and to prevent water hammer, flashing, cavitation. Eliminate water hammer and other noises.
 - .10 Bring system up to design temperature and pressure slowly over a 48 hour period.
 - .11 Perform TAB as specified in Section 23 05 93 - Testing, Adjusting and Balancing for HVAC.
 - .12 Adjust pipe supports, hangers, springs as necessary.
 - .13 Monitor pipe movement, performance of expansion joints, loops, guides, anchors.
 - .14 If sliding type expansion joints bind or if bellows type expansion joints flex incorrectly, shut down system, re-align, repeat start-up procedures.
 - .15 Re-tighten bolts using torque wrench, to compensate for heat-caused relaxation. Repeat several times during commissioning.
 - .16 Check operation of drain valves.
 - .17 Adjust valve stem packings as systems settle down.
 - .18 Fully open balancing valves (except those that are factory-set).
 - .19 Check operation of over-temperature protection devices on circulating pumps.
 - .20 Adjust alignment of piping at pumps to ensure flexibility, adequacy of pipe movement, absence of noise or vibration transmission.

3.4 CLEANING

- .1 Proceed in accordance with Section 01 74 00 - Cleaning.
- .2 Upon completion and verification of performance of installation, remove surplus materials, excess materials, rubbish, tools and equipment.

END OF SECTION
