SECTION 22 08 00

COMMISSIONING OF PLUMBING SYSTEMS

PART 1 - GENERAL

1.1 DESCRIPTION

A. The requirements of this Section apply to all sections of Division 22.

B. This project will have selected building systems commissioned.

1.2 RELATED WORK

A. Section 01 00 00 GENERAL REQUIREMENTS.

B. Section 01 33 23 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.

1.3 SUMMARY

A. This Section includes requirements for commissioning plumbing systems, subsystems and equipment.

1.4 COMMISSIONED SYSTEMS

A. Commissioning of a system or systems specified in Division 22 is part of the construction process. Documentation and testing of these systems, as well as training of the VA’s Operation and Maintenance personnel in accordance with the requirements of Division 22, is required in cooperation with the VA.

B. Systems to be commissioned are the Secondary Disinfection Systems and Water Quality Monitors.

1.5 SUBMITTALS

A. The commissioning process requires review of selected Submittals. The Engineer will provide a list of submittals that will be reviewed by the Engineer. This list will be reviewed and approved by the VA prior to forwarding to the Contractor. Refer to Section 01 33 23 SHOP DRAWINGS, PRODUCT DATA, and SAMPLES for further details.

B. The commissioning process requires Submittal review simultaneously with engineering review. Specific submittal requirements related to the commissioning process are specified in Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 CONSTRUCTION INSPECTIONS

A. Commissioning of the Building Plumbing Systems will require inspection of individual elements of the Plumbing construction throughout the

construction period. The engineer will conduct site inspections at the request of the VA Engineering personnel.

3.2 PRE-FUNCTIONAL CHECKLISTS

A. The Contractor shall complete Pre-Functional Checklists to verify systems, subsystems, and equipment installation is complete and systems are ready for Systems Functional Performance Testing. The Engineer will prepare Pre-Functional Checklists in conjunction with the equipment manufacturer/certified installer to be used to document equipment installation. The Contractor shall complete the checklists. Completed checklists shall be submitted to the VA and to the Engineer for review. The Engineer may spot check a sample of completed checklists. If the Engineer determines that the information provided on the checklist is not accurate, the Engineer will return the marked-up checklist to the Contractor for correction and resubmission. If the Engineer determines that a significant number of completed checklists for similar equipment are not accurate, the Engineer will select a broader sample of checklists for review. If the Engineer determines that a significant number of the broader sample of checklists is also inaccurate, all the checklists for the type of equipment will be returned to the Contractor for correction and resubmission. Refer to SECTION 01 91 00 GENERAL COMMISSIONING REQUIREMENTS for submittal requirements for Pre-Functional Checklists, Equipment Startup Reports, and other commissioning documents.

3.3 CONTRACTORS TESTS

A. Contractor tests as required by other sections of Division 22 shall be scheduled and documented in accordance with Section 01 00 00 GENERAL REQUIREMENTS. All testing shall be incorporated into the project schedule. Contractor shall provide no less than 7 calendar days' notice of testing. The Engineer will witness selected Contractor tests at the sole discretion of the Engineer. Contractor tests shall be completed prior to scheduling Systems Functional Performance Testing.

3.4 SYSTEMS FUNCTIONAL PERFORMANCE TESTING:

A. The Commissioning Process includes Systems Functional Performance Testing that is intended to test systems functional performance under steady state conditions, to test system reaction to changes in operating conditions, and system performance under emergency conditions. The Engineer will prepare detailed Systems Functional

Performance Test procedures for review and approval by the Resident Engineer. The Contractor shall review and comment on the tests prior to approval. The Contractor shall provide the required labor, materials, and test equipment identified in the test procedure to perform the tests. The Engineer will witness and document the testing. The Contractor shall sign the test reports to verify tests were performed.

3.5 TRAINING OF VA PERSONNEL

A. Training of the VA operation and maintenance personnel is required in cooperation with the Resident Engineer and Engineer. Provide competent, factory authorized personnel to provide instruction to operation and maintenance personnel concerning the location, operation, and troubleshooting of the installed systems. Contractor shall submit training agendas and trainer resumes. The instruction shall be scheduled in coordination with the Resident Engineer after submission and approval of formal training plans.

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