

**SECTION 23 08 00**  
**COMMISSIONING OF HVAC SYSTEMS**

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. The requirements of this Section apply to all sections of Division 23.
- B. This project will have selected building systems commissioned. The complete list of equipment and systems to be commissioned are specified in Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS. The commissioning process, which the Contractor is responsible to execute and include in the construction costs, is defined in Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS. A Commissioning Agent (CxA, hired by the Contractor, and approved by the Department of Veterans Affairs will manage the commissioning process.

**1.2 RELATED WORK**

- A. Section 01 00 00 GENERAL REQUIREMENTS.
- B. Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS.
- C. Section 01 33 23 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.

**1.3 SUMMARY**

- A. This Section includes requirements for commissioning the HVAC systems, subsystems and equipment. This Section supplements the general requirements specified in Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS.
- B. The commissioning activities have been developed to support the VA requirements to meet guidelines for Federal Leadership in Environmental, Energy, and Economic Performance.
- C. Refer to Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS for more specifics regarding processes and procedures as well as roles and responsibilities for all Commissioning Team members.

**1.4 DEFINITIONS**

- A. Refer to Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS for definitions.

**1.5 COMMISSIONED SYSTEMS**

- A. Commissioning of a system or systems specified in this Division is part of the construction process. Documentation and testing of these systems, as well as training of the VA's Operation and Maintenance personnel, is required in cooperation with the VA and the Contractor provided Commissioning Agent.

- B. The following HVAC systems will be commissioned:
1. Air Handling Systems (including terminal units and energy recovery units)
  2. Air Handling Systems (Fans, motors, Variable Speed Drives, cooling coils and control valves, heating coils and control valves, filters, dampers, safeties such as smoke detectors or freezestats and damper end switches, controls, gages, and vibration isolation).
  3. Dehumidification Systems (Energy recovery devices - such as enthalpy wheels, fans, motors, Variable Speed Drives, cooling coils and control valves, heating coils and control valves, filters, dampers, safeties, controls, gages, and vibration isolation).
  4. Heating Hot Water Systems (Boilers, controls, instrumentation and gages, flues, heating water pumps and motors, Variable Speed Drives, mixing valves, hot water heaters and such).
  5. Condensate Return Systems (Condensate receivers and transfer pumps, motors, controls, pump alternator, alarms and instrumentation, deaerators, boiler feed pumps and motors, safeties).
  6. Chilled Water Systems (Chillers, Chilled water pumps and motors, Variable Speed Drives, chiller motor/compressor, controls, instrumentation and safeties, isolation valves, blending valves, side stream water cleaners/scrubbers/filters).
  7. Condenser Water Systems for Chillers (Condenser water pumps and motors, Variable Speed Drives, cooling tower fans, cooling tower sump level controls, open-circuit water treatment system, water treatment injection pumps and motors, water treatment controls, cooling tower basin heaters and controls, side stream water cleaners/scrubbers/filters, tower bypass valves).
  8. Exhaust Fans (Fan, motor, Variable Speed Drives, controls and safeties).
  9. Steam System (Boilers, controls, traps, gages and instrumentation, safety relief valves, combustion burners/fans/motors, fuel delivery pumps and motors, flues).
  10. Direct Digital Control System (BACnet or similar Local Area Network (LAN), Operator Work Station hardware and software, building controller hardware and software, terminal unit controller hardware and software, all sequences of operation, system accuracy and response time).

11. Laboratory or Specialty Exhaust Systems (Fume hoods, pressure controls, system alarms, fans, motors, and Variable Speed Drives, MRI relief systems and alarms).
12. Laboratory or Specialty Ventilation Systems (Supply air terminal units and controls, pressure controls and alarms, fans, motors, and Variable Speed Drives).
13. Medical Gas Systems (Controls, gages, valves, alarming systems and vibration isolation).
14. Radiology/Imaging Cooling Systems (Fans, motors, Variable Speed Drives, cooling coils and control valves, filters, dampers, safeties, controls, gages, and vibration isolation).
15. Room Pressurization Equipment (Pressure sensors, terminal units/dampers, and controls and alarms).
16. HVAC Water Treatment and Monitoring Systems (Closed circuits - including shot feeders and final water analysis, open circuits - including water analysis, chemical/biocide tanks, injection piping, chemical/biocide pumps and motors, controls, water meter, and automatic blowdown).
17. Fire Suppression Systems

#### **1.6 SUBMITTALS**

- A. The commissioning process requires review of selected Submittals. The Contractor provided Commissioning Agent will provide a list of submittals that will be reviewed by the Contractor. This list will be reviewed and approved by the VA prior to execution by 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 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 Contractor provided Commissioning Agent will prepare Pre-Functional Checklists to

be used to document equipment installation. The Contractor shall complete the checklists. Completed checklists shall be submitted to the VA and to the Commissioning Agent for review. The Commissioning Agent may spot check a sample of completed checklists. If the Commissioning Agent determines that the information provided on the checklist is not accurate, the Commissioning Agent will return the marked-up checklist to the Contractor for correction and resubmission. If the Commissioning Agent determines that a significant number of completed checklists for similar equipment are not accurate, the Commissioning Agent will select a broader sample of checklists for review. If the Commissioning Agent 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.

### **3.2 CONTRACTORS TESTS**

- A. Contractor tests as required by other sections of Division 23 shall be scheduled and documented in accordance with Section 01 00 00 GENERAL REQUIREMENTS. The Commissioning Agent will witness selected Contractor tests. Contractor tests shall be completed prior to scheduling Systems Functional Performance Testing.

### **3.3 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 Commissioning Agent will prepare detailed Systems Functional Performance Test procedures for review and approval by the COR. 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 Commissioning Agent will witness and document the testing. The Contractor shall sign the test reports to verify tests were performed. See Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS, for additional details.

**3.4 TRAINING OF VA PERSONNEL**

- A. Training of the VA's operation and maintenance personnel is required in cooperation with the COR, Design Engineer and Commissioning Agent. Provide competent, factory authorized personnel to provide instruction to operation and maintenance personnel concerning the location, operation, and troubleshooting of all the installed systems. The instruction shall be scheduled in coordination with the COR after submission and approval of formal training plans. Refer to Section 01 91 00 GENERAL COMMISSIONING REQUIREMENTS and Division 23 Sections for additional Contractor training requirements.

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