BEMS Maintenance Checklist

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

System Checks	Satisfactory/Un-Satisfactory	Comments
Back Up Saved	N/A	
Network/Communication Device	Satisfactory	
ODA Frost	Satisfactory	
Immersion Frost	Satisfactory	
Room Frost/3rd Stage Frost	Satisfactory	
BST/GMT Start +1HR	Satisfactory	
Heat Disapation	Satisfactory	
Panel Lights	Satisfactory	
Panel Condition	Satisfactory	
Boiler Lead/Lag	Satisfactory	

WMControlsLimited

BEMS Maintenance Inputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, eBCON, 3 x Modules, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2900

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
B/House	ODA Temp	A	Northwall	TT331-A	6.9C	Ok	
	Boiler 1 Return Temp	A	Boilerhouse	TT341-A	66.9C	Ok	
	Boiler 2 Return Temp	A	Boilerhouse	TT341-A	67C	Ok	
	DHW Boiler Return Temp	A	Boilerhouse	TT341-A	65.5C	Ok	
	Common Boiler Flow Temp	A	Boilerhouse	TT341-A	75.6C	Ok	
	High School VT Flow Temp	A	Boilerhouse	TT341-A	70.9C	Ok	
	Pri School VT Flow Temp	A	Boilerhouse	TT341-A	62.7C	Ok	

WMControlsLimited

BEMS Maintenance Inputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, eBCON, 3 x Modules, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2900

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
H/School	HE RM 38	A	H/school		23.7C	Ok	
	HE Multiprpose	A	H/school		20.4C	Ok	
	HE RM 40	A	H/school		26.5C	Ok	
	HE Resource RM 1	A	H/school		19.9C	Ok	
	HE Resource RM 2	A	H/school		21.2C	Ok	
	HE Cloak RM	A	H/school		20C	Ok	
	HE Office	A	H/school		20.2C	Ok	
	Physics RM 38	A	H/school		20.9C	Ok	
	Staff RM	A	H/school		21C	Ok	
	Computer RM	A	H/school		23C	Ok	

WMControlsLimited

BEMS Maintenance Inputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, eBCON, 3 x Modules, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2900

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
H/School	History RM	A	H/school		18.3C	Ok	
	ICT RM	A	H/school		23C	Ok	
	Technology RM	A	H/school		20C	Ok	
	HS DHW Cyl Temp	A	H/school		59.2C	Ok	
	Science RM 32	A	H/school		23.8C	Ok	
	Science Rm 32A	A	H/school		20.3C	Ok	
	Science RM33	A	H/school		24.5C	Fault	
	Scenice RM33A	A	H/school		21.8C	Ok	
	Scenice RM36	A	H/school		20.7C	Ok	
	Science RM36A	A	H/school		22.9C	Ok	

WMControlsLimited

BEMS Maintenance Inputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, eBCON, 3 x Modules, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2900

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
H/School	Science RM37	A	H/school		25C	Fault	
	Science RM37A	A	H/school		25.6C	Fault	
		A	H/school			Ok	
Pri School	Pri School RM Temp	A	H/school		25.2C	Ok	
	Pri School DHw Cyl Temp	A	H/school		58.2C	Ok	
		A	H/school			Ok	
SMK	SMK DHW Cyl Temp	A	H/school		65.1C	Ok	
		A	H/school			Ok	
		A	H/school			Ok	
		A	H/school			Ok	

WMControlsLimited

BEMS Maintenance Outputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
B/House	Boiler 1 Shunt Pump	D	Boilerhouse	Wilo	On	Ok	
	Boiler 2 Shunt Pump	D	Boilerhouse	Wilo	On	Ok	
	DHW Boiler Shunt Pump	D	Boilerhouse	Wilo	On	Ok	
	Summer Winter Holiday Switch	D	Boilerhouse		Winter	Ok	
	Boiler 1 Demand	D	Boilerhouse	Buderus	On	Ok	
	Boiler 2 Demand	D	Boilerhouse	Buderus	On	Ok	
	DHW Boiler Demand	D	Boilerhouse	Buderus	On	Ok	
	Boiler 1 BEV	D	Boilerhouse	Belimo	On	Ok	
	Boiler 2 BEV	D	Boilerhouse	Joventa	On	Ok	

BEMS Maintenance Outputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
B/House	Pri School Pump 1	D	Boilerhouse		On	Ok	
	Pri school Pump 2	D	Boilerhouse		Off	Ok	
	DHW Pri Pump	D	Boilerhouse		On	Ok	
	SMK Pump 1	D	Boilerhouse		Off	Ok	
	SMK Pump 2	D	Boilerhouse		On	Ok	
	High School CT Pump 1	D	Boilerhouse		Off	Ok	
	High School CT Pump 2	D	Boilerhouse		On	Ok	
	High School Rads Pump 1	D	Boilerhouse		Off	Ok	
	High School Rads Pump 2	D	Boilerhouse		On	Ok	

WMControlsLimited

BEMS Maintenance Outputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
B/House	Pri School VT Valve	A	Boilerhouse	Belimo		Ok	
	High School VT Valve	A	Boilerhouse	Gruner		Ok	
	HS DHW Cyl Valve	D	DHW Plant RM	Spartan	On	Ok	
	PS DHw Cyly Valve	D	DHW Plant RM	Nenutec	On	Ok	
	SMK Cyl Valve	D	DHW Plant RM	Nenutec	Off	Ok	
	All DHW Sec Pumps	D	DHW Plant RM	Grundfos/Wilo	On	Ok	
HS	RM32 A Zone Valve	D	Sci Block	no access	Off	Ok	
	Prep RM 32 Zone Vale	D	Sci Block	no access	Off	Ok	
	RM 33A Zone Valve	D	Sci Block	no access	Off	Ok	
	Prep RM 33 Zone valve	D	Sci Block	no access	Off		

WMControlsLimited

BEMS Maintenance Outputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
HS	RM 37A Zone Valve	D	Sci Block	No Access	Off	Ok	
	Prep RM 37 Zone Valvr	D	Sci Block	No Access	Off	Ok	
	RM 36A Zone Valve	D	Sci Block	No Access	Off	Ok	
	Prep RM 36 Zone Valve	D	Sci Block	No Access	Off	Ok	
	HE RM38 Zone Valve	D	HE block	Nenutec	Off	Ok	
	HE RM 39 Zone Valve	D	HE block	Nenutec	Off	Ok	
	HE RM 40 Zone	D	HE block	Nenutec	Off	Ok	
	HE Resource RM 1	D	HE block	Nenutec	Off	Ok	
	HE Resource RM 2	D	HE block	Nenutec	Off	Ok	
	HE Claock RM	D	HE block	Nenutec	Off	Ok	

WMControlsLimited

BEMS Maintenance Outputs

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS
HS	HE Office	D	HE Block	Nenutec	Off	Ok	
	Physics Area Zone Valve	D	Main School	Satchwell	On	Ok	
	Staff RM/Admin Zone Valve	D	Main School	unable to locate	On	Ok	
	History Zone Valve	D	Main School	Nenutec	On	Ok	
	Computer lab/Busines Studies Z Valve	D	Main School	unable to locate	On	Ok	
	Art Zone Valve	D	Main School	Satchwell	Off	Ok	
	Technology Zone Valve	D	Main School	Joventa	Off	Ok	

BEMS Maintenance Time Schedules

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

LABEL	DAY	ON/OFF Period 1	ON/OFF Period 2	ON/OFF Period 3
High School HTG	Monday	0700-1500		
	Tuesday	0700-1500		
	Wednesday	0700-1500		
	Thursday	0700-1500		
	Friday	0700-1500		
	Saturday			
	Sunday			
Holidays				
Exceptions				

BEMS Maintenance Time Schedules

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

LABEL	DAY	ON/OFF Period 1	ON/OFF Period 2	ON/OFF Period 3
High School DHW	Monday	0730-1700		
	Tuesday	0730-1700		
	Wednesday	0730-1700		
	Thursday	0730-1700		
	Friday	0730-1700		
	Saturday			
	Sunday			
Holidays				
Exceptions				

BEMS Maintenance Time Schedules

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

LABEL	DAY	ON/OFF Period 1	ON/OFF Period 2	ON/OFF Period 3
Pri School HTG	Monday	0630-1400		
	Tuesday	0700-1400		
	Wednesday	0700-1400		
	Thursday	0700-1400		
	Friday	0700-1400		
	Saturday			
	Sunday			
Holidays				
Exceptions				

WMControlsLimited	BEMS Maintenance Time Schedules				
PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen		ea Education Authority IM SERVICES NI LIMITED		DATE: 12/02/2020	O/S NO.: 2800

LABEL	DAY	ON/OFF Period 1	ON/OFF Period 2	ON/OFF Period 3
Pri School DHW	Monday	0730-1700		
	Tuesday	0730-1700		
	Wednesday	0730-1700		
	Thursday	0730-1700		
	Friday	0730-1700		
	Saturday			
	Sunday			
Holidays				
Exceptions				

WMControlsLimited	BEMS Maintenance Time Schedules				
PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen		ea Education Authority IM SERVICES NI LIMITED		DATE: 12/02/2020	O/S NO.: 2800

LABEL	DAY	ON/OFF Period 1	ON/OFF Period 2	ON/OFF Period 3
SMK HTG	Monday	0700-1330		
	Tuesday	0700-1330		
	Wednesday	0700-1330		
	Thursday	0700-1330		
	Friday	0700-1330		
	Saturday			
	Sunday			
Holidays				
Exceptions				

WMControlsLimited

BEMS Maintenance Time Schedules

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

LABEL	DAY	ON/OFF Period 1	ON/OFF Period 2	ON/OFF Period 3
SMK DHW	Monday	0700-1430		
	Tuesday	0700-1430		
	Wednesday	0700-1430		
	Thursday	0700-1430		
	Friday	0700-1430		
	Saturday			
	Sunday			
Holidays				
Exceptions				

BEMS Maintenance Setpoints

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	Value	Operation	Comments
B/House	High School Opt Start Room SP	22.5C	Ok	
	High School Min FIlow SP	40C	Ok	
	Hgh School Max Flow SP	80C	Ok	
	Pri School Opt Start Room SP	23C	Ok	
	Pri School Min Flow SP	30C	Ok	
	Pri School Max Flow SP	80C	Ok	

BEMS Maintenance Setpoints

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	Value	Operation	Comments
H/School	HE RM 38 SP	21C	Ok	
	HE Multipurpose SP	20C	Ok	
	HE RM 40 SP	23C	Ok	
	HE Resource RM 1 SP	20C	Ok	
	HE Resource RM 2 SP	20C	Ok	
	HE Cloak RM SP	20C	Ok	
	HE Office SP	20C	Ok	
	Physics RM 38 SP	22C	Ok	
	Staff RM SP	23C	Ok	
	Computer RM SP	23C	Ok	

BEMS Maintenance Setpoints

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	Value	Operation	Comments
H/School	History RM SP	23C	Ok	
	ICT RM SP	22C	Ok	
	Technology RM SP	21C	Ok	
	HS DHW Cyl SP	60C	Ok	
	Science RM 32 SP	20.5C	Ok	
	Science Rm 32A SP	19C	Ok	
	Science RM33 SP	19C	Ok	
	Scenice RM33A SP	19C	Ok	
	Scenice RM36 SP	19C	Ok	
	Science RM36A SP	19C	Ok	

BEMS Maintenance Setpoints

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	Value	Operation	Comments
H/School	Science RM37 SP	19C	Ok	
	Science RM37A SP	19C	Ok	
			Ok	
Pri School	Pri School RM SP	23C	Ok	
	Pri School DHW Cyl SP	60C	Ok	
			Ok	
SMK	SMK DHW Cyl Temp SP	66C	Ok	
			Ok	
			Ok	
			Ok	

WMControlsLimited

BEMS Maintenance Metering

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER: Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				DATE: 12/02/2020	O/S NO.: 2800

POINT REFERENCE	LABEL	TYPE - Digital / Analoge	LOCATION	PART NUMBER/ DEVICE TYPE	VALUE	OPERATION	COMMENTS

WMControlsLimited

BEMS Maintenance Faults

PLANT:	Boilerhouse	SITE:	50-2018A Killkeel HS	ENGINEER:	M Beckett
CONTROLLER:				DATE:	O/S NO.:
Delta DAC-633, 5x DAC 322 eBCON, 3 x Modules, 2x Fg32+ Easy IO, HMI touchscreen				12/02/2020	2800

Fault	Comment	Recommendations	Cost	EA Approved		
				Y	N	Date
H/S Room Sensors	Multiple Room Sensors reading higher than SP	Investigate and replace				
DHW Pri Flow	Air in pipework	Plumber to further				
Technlogy Z/vavle	Linkage kit unattached	needs reattached.				