

502.14	<b>Maintenance of Mechanical Systems</b>
	<p>For all new and existing air conditioned buildings, the mechanical-electrical and plumbing systems in buildings must be serviced and maintained regularly.</p> <ol style="list-style-type: none"> <li>1. To allow the mechanical services to be maintained, they must be installed so that adequate access is available to allow regular inspection, maintenance and cleaning of the equipment without the need to remove or dismantle any building components.</li> <li>2. The building owner must ensure that a maintenance manual and schedule is developed for the building based on the instructions for preventative maintenance or service from the manufacturers or suppliers of equipment or according to the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) 62.1 – 2007 or equivalent as approved by DM.</li> <li>3. The building owner must enter into a service contract with a maintenance company approved by Dubai Municipality (DM) or provide evidence that equipment will be properly maintained by competent members of their own staff.</li> <li>4. Service records in the form of a service log book including details of both preventative and corrective maintenance must be kept onsite and be readily available for inspection by DM.</li> </ol>
503	<b>Chapter 3: Commissioning and Management</b>
503.01	<b>Commissioning of Building Services – New Buildings</b>
	<p>For all new air conditioned buildings, with a cooling load of one (1) megawatt (MW) or greater, other than villas the commissioning of air distribution systems, water distribution systems, lighting, central control and building management systems, refrigeration systems and boilers must be carried out before a completion certificate will be issued.</p> <ol style="list-style-type: none"> <li>1. Commissioning must be carried out in accordance with the CIBSE Codes listed below or any other commissioning Standard or Code approved by Dubai Municipality (DM). <ol style="list-style-type: none"> <li>1.1. 'The Chartered Institution of Building Services Engineers (CIBSE) Commissioning Code, Air Distribution Systems, Code A-2006'</li> <li>1.2. 'CIBSE Commissioning Code, Water Distribution Systems, Code W-2003'</li> <li>1.3. 'CIBSE Commissioning Code, Lighting, Code L-2003'</li> <li>1.4. 'CIBSE Commissioning Code, Automatic Controls, Code C-2001' for central control and Building Management System (BMS);</li> <li>1.5. 'CIBSE Commissioning Code R: 2002 Refrigeration Systems; and</li> <li>1.6. 'CIBSE Commissioning Code B: 2002 Boilers'.</li> </ol> </li> <li>2. Work must be carried out by a company approved by DM to conduct commissioning of buildings.</li> <li>3. Commissioning results must be recorded and available for inspection by DM</li> <li>4. A systems manual, documenting the information required to allow future operations staff to understand and optimally operate the commissioned services, must be developed and provided to the building owner or facilities operator following commissioning.</li> </ol>