

CHAPTER 3 - COMMISSIONING AND MANAGEMENT

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503.02 RE-COMMISSIONING OF BUILDING SERVICES – EXISTING BUILDINGS



INTENT

To ensure the installed building services continue to operate as designed for optimal performance.

REQUIREMENT

For all existing buildings other than villas having a cooling load of 2 MW or greater, recommissioning of ventilation, water systems central plant, lighting and control systems must be carried out, at least once in every 5 years. Where possible, the recommissioning works should be carried out in accordance with the requirements of *Regulation 503.01*. At a minimum, systems that required to be recommissioned should ensure that:

1. The amount of fresh air supplied from each ventilation outlet is within $\pm 5\%$ of the design volume.
2. The volume of the chilled water supplied to any cooling coil is within $\pm 5\%$ of the design volume.
3. All mechanical devices, including but not limited to dampers, valves, fans, pumps, motors and actuators, operate freely and as required.
4. Filters and filter housings are sound and secure and that no unfiltered air bypasses the filter assembly.
5. Heat recovery systems are operating as designed.
6. Central plant equipment is tested to ensure that it operates through the full range of its capacity and that all design parameters are achieved.
7. All lighting systems and their controls operate as designed and that required levels of illumination are achieved.
8. Controls are checked and re-calibrated for operation, as designed. And to also ensure that any remote devices respond as required.
9. Pipe and ducts are inspected to ensure there is no air or liquid leakage.

Commissioning results must be recorded and available for inspection by Dubai Municipality.

Where original design requirements are not available, the contractor is to certify that after recommissioning, the installed systems are operating correctly.