

Inspection shall be carried out to assess the HVAC system's overall condition in terms of its cleanliness and material integrity of various components.

HVAC components that are susceptible to contamination include filters, cooling coils, fan blades and fan housing, heat exchangers, motors, condensate drain pipe and pans, VAV boxes, dampers, grills & diffusers, outside air intakes, ducting system, chilled water pipes etc.

HVAC system must not be operating while inspection and cleaning are being carried out. Controls to the system must be isolated with suitable signage advising that the system is not to be started until the inspection and cleaning works are complete. Inspection and cleaning details must be recorded in the building service logbook provided to the owner by the mechanical, electrical and plumbing (MEP) engineer or installation contractor at the time of building completion. The keeping of a logbook to record both programmed and corrective maintenance is to provide a history of work carried out and to allow the building owner or Dubai Municipality to check that the required level of maintenance is being implemented. It is recommended to carry out the inspection and cleaning of system, as a part of regular building maintenance and the inspection and maintenance schedule should reflect Dubai's specific climatic conditions.

Acceptable methods of inspection and cleaning are outlined in the standards given in the reference section.

Also, this regulation is linked with *Regulation 502.14: Maintenance of Mechanical System* which requires the mechanical systems are installed in a way such that adequate access is available for regular inspection, maintenance and cleaning of the equipment.

COMPLIANCE DOCUMENTATION

Table 401.09(1): Documents Required

| Project Stages | Submittal Documents |
|-------------------------------------|---|
| Design Permit Application | 1. DM BLDG Al Sa'fat declaration. |
| Construction Completion Application | Not applicable. |
| After Completion | 1. Maintenance contracts with specialised maintenance companies approved by Dubai Municipality or an evidence that building operators are qualified to carry out inspection and cleaning. |

REFERENCES AND ADDITIONAL INFORMATION

The National Air Duct Cleaners Association (NADCA). (2013). Standard ACR 2013 – Assessment, Cleaning and Restoration of HVAC Systems.

The National Air Duct Cleaners Association (NADCA). (2017). National Air Duct Cleaners Association Guide Specification Section 230130.51 – HVAC Air Distribution System Cleaning.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. [ASHRAE]. (2018). ANSI/ASHRAE/ACCA Standard 180-2018- Standard Practice for Inspection and Maintenance of Commercial Building HVAC systems.