

503.02 Re-Commissioning of Building Services – Existing Buildings

For all existing air conditioned buildings, with a cooling load of two (2) megawatt (MW) or greater, other than villas the re-commissioning of ventilation, water systems central plant, lighting and control systems must be carried out at least once every five (5) years. Where possible the re-commissioning should be carried out in accordance with the requirements of Regulation 503.01 but at a minimum, systems are required to be re-commissioned to ensure that:

1. The amount of fresh air supplied from each ventilation outlet is within plus or minus five percent (5%) of the design volume;
2. The volume of the chilled water supplied to any cooling coil is within plus or minus five percent (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 provided;
8. Controls are checked and re-calibrated for operation as designed and to ensure that any remote devices respond as required; and
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.

Work must be carried out by a contractor certified by Dubai Municipality to conduct commissioning of building services.

Where original design requirements are not available, the contractor is to certify that, following re-commissioning, the systems are installed and operating correctly based on their experience and understanding of the systems.

