

SECTION 23 05 93

TESTING, ADJUSTING, AND BALANCING

This document is intended to note the Owners Design Requirements (ODR) for the titled specification section. Design professional to review and integrate ODR into the project's technical specifications. This ODR document should not be viewed as a standalone technical specification.

PART 1 - GENERAL

- ◆ Pre-Balancing Conference: Prior to beginning of the testing, adjusting, and balancing procedures, schedule and conduct a conference with the OWNER's Construction Manager, OWNER's Inspector, Mechanical Contractor, Control's Contractor and OWNER's Facilities.
 - The objective of the conference is final coordination and verification of system operation and readiness for testing, adjusting, and balancing. Facilities should be aware of any TAB for upstream and downstream effects.
 - General Contractor needs to ensure DDC controls system can be modulated from the Building Automation System prior to scheduling system Testing, Adjusting, and Balancing (TAB).
 - Final Filters must be placed prior to TAB
 - Systems shall be fully operational prior to beginning procedures.

PART 2 - PRODUCTS AND MATERIALS

N/A

PART 3 - EXECUTION

- ◆ Record and report data
 - Record data regarding design conditions from contract documents and installed conditions from shop drawings including equipment identification number, model number, location, area served, manufacturer, model number, serial number, motor nameplate horsepower and rpm, fan rpm, capacity and electrical voltage, amps and phases
 - Record temperature data as well as flowrates on all readings.
 - Prepare and submit report of recommendations for correcting unsatisfactory mechanical performances when system cannot be successfully balanced.
- ◆ Existing systems
 - Prior to the start of any demolition of mechanical systems, perform a pre-test and balance on any fan systems being modified.
 - Include a facilities HVAC shop supervisor in the pre-balancing conference.
 - Schedule work with OWNER's Inspector to ensure work associated with reading existing equipment will not affect spaces downstream.
 - Units affecting sensitive areas should be read from 9pm to 4am

END OF SECTION