

CheckList List

- HVAC BMS I/O & ABNORMAL INTERLOCKS
- HVAC NORMAL INTERLOCKS: SOO



10-23-23 PERRY'S VERDAD - AUSTIN, TX (CX)

CheckList Information

Name : HVAC BMS I/O & ABNORMAL INTERLOCKS **Status :** Completed
Assigned Organization : National TAB **Asset :**
Requesting Organization : National TAB
Created Date : 10/23/2023 - Dan Hertenstein - National TAB
Completed Date : 12/15/2023 - Wesley John - National TAB

CheckList Item Details

BMS MONITORING CONTACT

Alarm(s) are sent to BMS monitoring site. Yes

Comment:

A responsible party is assigned to manage BMS alerts in real-time

Comment:

List Company name, Phone, & Email for active monitoring company

Comment:

List Captive-Aire Support office phone number for additional troubleshooting support

Comment:

List Trane Support office phone number for additional troubleshooting support

Comment:

List LG Support office phone number for additional troubleshooting support

Comment:

List General Contractor office phone number for additional troubleshooting support

Comment:

FCU - VRF

Component Failure/Alarms reported to BMS Yes

Comment:

OPERATION: Float switch, high water limit in main drain pan, FCU, "Fan off", cooling disabled (VRF) Pass

Comment:

OPERATION: Smoke Detector - Alarm requirements to be provided by Life Safety Fire Marshal Test N/A

Comment:

BMS Reports: FCU Status (all) Pass

Comment:

BMS Reports: Common Alarms (all) Pass

Comment:

BMS Reports: Mode (all) Pass

Comment:

BMS Reports: Compressor Status Pass

Comment:

BMS Reports: SAT (All FCU's) N/A

Comment:

NO SAT SENSORS INSTALLED.

BMS Reports: Zone Temperatures (All FCU Space Sensor Locations - Alarm Status) Pass

Comment:

BMS Reports: Condensate Overflow Detection (Alarm Status)

Pass

Comment:

BMS Reports: Supply Air Duct Smoke Detection (Alarm Status)

Pass

Comment:

DOAS

Component Failure/Alarms reported to BMS

Yes

Comment:

Float switch, high water limit in main drain pan, "Fan off", cooling disabled

Pass

Comment:

Smoke Detector - Alarm requirements to be provided by Life Safety Fire Marshal Test

N/A

Comment:

KVS

Component failure/alarms reported to BMS

Yes

Comment:

VRF SYSTEM

Component failure/alarms reported to BMS

Yes

Comment:



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CheckList Information

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Completed Date : 12/15/2023 - Wesley John - National TAB

CheckList Item Details

OCCUPIED

All HVAC systems are energized automatically utilizing the daily schedule for occupied "on" time. Yes

Comment:

DOAS go to "Fan On" mode with outdoor air damper 100% open Pass

Comment:

DOAS occupied cooling, heating and dehumidification setpoints are correctly displayed on the HMI controller Pass

Comment:

FCU go to "Fan On" mode Pass

Comment:

FCU occupied cooling, heating, and dehumidification setpoints are correctly displayed on the thermostats Pass

Comment:

KVS HOODS/PCU go to "Fan On" mode, hood lights energize (prep mode is disabled) Pass

Comment:

With Hoods in modulation, All DOAS speed references are reduced and track along to maintain net positive pressure in the building and between spaces.

Pass

Comment:

All DOAS are in high speed (balance septoint) when the hoods are in Max Override

Pass

Comment:

UNOCCUPIED

All HVAC systems are de-energized automatically utilizing the daily schedule for unoccupied "off" time.

Pass

Comment:

DOAS go to "Fan OFF" mode with outdoor air damper 100% closed. NOTE: Unoccupied Space setpoints shall be managed by FCU's, DOAS shall remain off. Exception: Hoods On by Temperature, overnight condition.

Pass

Comment:

FCU go to "Fan Auto" mode

Pass

Comment:

KVS HOODS/PCU go to "Fan Auto" mode, hood lights de-energize

Pass

Comment:

During Unoccupied, should Hood come "on" by auto temp mode, DOAS initiate to match speed of the hood.

Pass

Comment:

During Unoccupied, when hood goes "off" by auto temp mode, DOAS de-energize and go back to unoccupied mode.

Pass

Comment:
