FUNCTIONAL TESTING RECORD
INDIVIDUAL SYSTEMS

PROJECT :		Page	1 of 5
CLIENT :		System	

The purpose of these tests are to demonstrate that the control logic for each functional description for the BMCS.

Below is an *example of exerts* created using a generic functional description;

Function Description Clause number	Description of Controls Logic	Acceptable Y/N	Comments
2.2 AHU			
2.2.1 Start Stop	VAV occupied		
2.2.2 Supply air pressure control	PID loop		
2.2.3 SA pressure set point control	Reset pressure		
2.2.4 Temperature control			
2.2.5 Supply air temperature set point control	Reset temperature		
2.2.6 -2.2.8 Damper control	Motorised dampers, economy cycle CO2 control		
2.2.9 Optimum start	Optimum start		
2.2.10 Night purge			
2.2.11 Fire trip			
2.3 VAV UNITS			
2.3.2 Temperature control			
2.3.3 VAV scheduling			
2.3.4 Fire control			
2.4 FCU's			
2.4.2 Start stop control			
2.4.3 Temperature control			
2.4.4 Fire control			

Function Description Clause number	Description of Controls Logic	Acceptable Y/N	Comments
2.5 VRV SYSTEM			
2.5.2 Start Stop			
2.5.3 Fan mode			
2.5.4 Temperature control			
2.5.5 Fire trip			
2.6 PACKAGED AC UNITS			
2.6.2 Start stop control			
2.6.3 Temperature control			
2.6.4 Fire control			
2.6.5 Condensate leak detection			
2.7 CRACs			
2.7.2 Start stop control			
2.7.3 Temperature control			
2.7.4 Fire control			
3.1 TOILET MV			
3.1.3 Start Stop			
3.1.4 Fire trip			
3.2 OUTSIDE AIR			
3.2.3 Start Stop			
3.2.4 Fire trip			
3.3 GENERAL EXHAUST FANS			
3.3.3 Start Stop			
3.3.4 Fire trip			
3.4 RELIEF FANS			
3.4.3 Start Stop			
3.4.4 Fire trip			

Function Description Clause number	Description of Controls Logic	Acceptable Y/N	Comments
3.5 EXHAUST FANS			
3.5.3 Start Stop			
3.5.4 Fire trip			
3.6 SUPPLY AIR FANS			
3.6.3 Start Stop			
3.6.4 Fire trip			
3.7 CARPARK VENTILATION			
3.7.2 Start Stop			
3.7.3 Run call			
3.7.4 Fire control			
4.1 CENTRAL CHW PLANT			
4.3.1 Peak demand reduction mode			
4.3.2 Chiller only mode			
4.3.3 Fire control			
4.4 Chilled water System calls			
4.5 Plant sequencing	Start up		
4.5 Plant sequencing	Stage up sequencing		
4.5 Plant sequencing	Stage down sequencing		
4.5 Plant sequence	Shut down sequence		
4.6 CHW flow control			
4.9 CWH supply temperature reset			
4.10 Chiller fault and lock out			
4.11 Refrigerant leak detection			
4.14 COOLING TOWER			
4.14.2 Stop star			
4.14.3 CW Temperature set point			
4.14.4 CW Bypass control			

Function Description Clause number	Description of Controls Logic	Acceptable Y/N	Comments
4.14.5 Stage down	LWT reset		
4.14.6 Stage up	LWT reset		
4.15 TENANT CW SYSTEM			
4.15.2 Stop star			
4.15.3 CW pump speed control			
4.15.4 CW Stage up	CW pumps		
4.15.5 Stage down	CW pumps		
6.1 MAIN HOT WATER SYSTEM			
6.2 Heating call			
6.4 Stop start			
6.5 Stage up			
6.6 Stage down			
6.7 HHW bypass			
7 HVAC METERING			
7.1 Electrical metering			
8.7 HHW Generator			
8.7.1 Stop start			
8.7.2 Bypass control			
10 ELECTRICAL SYSTEMS MONITORING			
10.2 MSB-1 + MSB-2			
10.3 Electrical meters			
10.4 UPS monitoring			
11 HYDRAULIC SYSTEMS MONITORING			
11.1 Equipment			
11.4 Water meters			
12.1 Gas meters			

Function Description Clause number	Description of Controls Logic	Acceptable Y/N	Comments
12.3 Compressed air			
13 FIRE MODE			
13.1 Fire mode operation			
14 LOAD SHEDDING			
14.1 Mechanical load shedding			
14.2 Electrical load shedding			

BMCS Technician :			Date :	
Witnessed By :			Date :	
Witnessed By :			Date :	
Witnessed By :			Date :	
Witnessed By :			Date :	
Witnessed By :			Date :	