

Integrated Automation - Owner's Project Requirements

Division 250000-2

Division	Specifications Requirement
2500000	<p>HVAC control sequences shall be written and presented with the Phase A schematic drawings and P&ID diagrams.</p> <p><i>Comment: Unfortunately, it is all too common within the design profession to write the control sequences at the last minute and/or let the control vendor write them. The control sequences are the responsibility of the design engineer and can, and indeed MUST be developed during schematic design. One cannot design a system if it is not known how it will be controlled and operated.</i></p>

Division	Systems Basis of Design Tab
Using Agency BAS Standards	Coordinate control system requirements with the User Agency as scheduled in the Design Deliverables Check List. Certain agencies will have specific BAS standards (e.g., KCTCS).
DECA CEMCS Interface Standards (latest version)	<p>Building Automation Systems (BAS) shall conform to the latest version of the DECA standards for interfacing with the Commonwealth Energy Management and Control System (CEMCS), a statewide energy reporting and analysis project that became operational in 2012.</p> <p><i>Comment: BAS trend data will be collected and transmitted to CEMCS servers for energy tabulation and operational analysis. Adherence to the CEMCS interface standard will simplify the implementation.</i></p>

Division	Design Requirements Tab
	General MEP requirements

Division	Functional Requirement
	General MEP requirements

Division	Administrative Requirements
Record Drawings	<p>HVAC control sequences and P&ID diagrams shall be included on the as-built drawings. Placing control sequences in the specifications is unacceptable.</p> <p><i>Comment: This information is most vital to operating staff, both initially and in the future, who wish to become familiar with the building's HVAC system. While drawings tend to be kept around somehow, specifications are often lost and are usually unavailable to building staff.</i></p>

	General MEP requirements
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