Commissioning Chilled Water Systems
Learning Objectives

PRESENTATION OVERVIEW

• Introduction to Cx CHWS
• Cx CHWS: Basic Concepts
• Cx CHWS: Process and Field Knowledge
• Functional Testing CHWS: Best Practices
• Q&A
Cx Chilled Water Systems (CHWS)

INTRODUCTION TO Cx CHWS

Properly commissioned building systems will provide:

- Less problems inherited at the end of the project
- Improved comfort and indoor air quality
- Reduced construction and warranty issues
- Complete documentation and critical system operation data
- Better tenant and occupant satisfaction
- Reduced O & M costs and increased reliability
- Lower utility bills
- Improved net operating Income
- A benchmark for future system operating evaluation
- Fully trained operating staff
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INTRODUCTION TO Cx CHWS

- AN EARLY START IS ESSENTIAL
- AQUIRE A FULL UNDERSTANDING OF:
  - Current system design & approved documents
  - Operational requirements (Owner vs FM vs Designer)
  - Robust documentation (Effective use of Cx Documents)
  - Connecting the gaps
    - Owner expectations vs User Experience
    - Engineer Equipment Schedule vs Controls Drawings
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INTRODUCTION TO Cx CHWS

- KNOWLEDGE OF THE Cx PROCESS
  - Design phase
  - Construction phase
  - Acceptance phase
  - Occupancy & warranty phase

- CERTIFICATION AND EXPERIENCE (CCP, CPMP)
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Cx CHWS: BASIC CONCEPTS

- REQUIRED KNOWLEDGE OF THE CxA
  - Chilled Water System Design and Applications
  - Knowledge of Chillers, Boilers, and CEP Safety
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Cx CHWS: BASIC CONCEPTS

- REQUIRED KNOWLEDGE OF THE CxA
  - Knowledge of Pumps, Hydronics and Piping
  - Knowledge of AHU’s, Heat Exchangers, and Ductwork
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CX CHWS: BASIC CONCEPTS

- REQUIRED KNOWLEDGE OF THE CXA
  - Knowledge of Condenser Water Systems *(As applicable)*
  - Knowledge of Controls & Control Loops *(Floating Setpoints)*
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Cx CHWS: BASIC CONCEPTS

- IMPORTANT KNOWLEDGE & EXPERIENCE
  - Engineering Applications, Fluid Dynamics, Psychometrics
  - Construction Installation Methods and Materials
  - Operational & Troubleshooting Skillsets
  - Knowledge of Factory Startup Procedures (Warranty)
  - Knowledge of Test & Balance Procedures (Air & Water)
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Cx CHWS: BASIC CONCEPTS

- FIELD EXPERIENCE (I went to College… How do I get it?)
  - Construction installation & management
  - Architectural & Engineering Construction Administration
  - TAB, Controls & Service Technician Work
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**Cx CHWS: PROCESS & FIELD KNOWLEDGE**

**LAYING THE FOUNDATION FOR EFFECTIVE CX**

- Cx CHWS requires a simple but well defined process to catch and track issues (*Good Cx will enable close out of issues timely*)
- Timeliness of response, reports, and document delivery
- Follow up, Follow up, and more Follow up
- Properly Executed Cx Process = Efficient CHWS $$
- Poorly executed Cx Process = Failure to protect Clients

*(If you fail to plan – then you plan to fail!)*
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**Cx CHWS: PROCESS & FIELD KNOWLEDGE**

- **CREATING / CAPTURING ACCURATE & USEFUL DATA**
  - Detailed Startup & Prefunctional Checklists *(Non-Generic)*
  - Submittal Process *(Define Registries)*
  - Making good use of the Cx Plan *(Simple language)*
    - Step by step instructions *(When, Where, Who & What)*
    - Communication protocols
    - Ensure task items for such milestones as Start-up are clearly defined for each Team member whom is responsible
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**Cx CHWS: PROCESS & FIELD KNOWLEDGE**

- **EFFECTIVE CONSTRUCTION PHASE Cx**
  - Installation Observations
    - Equipment on Site = Verification Process *(Timeliness)*
    - Study up on the systems to be observed
    - Know typical issues (Problem Areas)
    - Focus on most common issues 1\textsuperscript{st}
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Cx CHWS: PROCESS & FIELD KNOWLEDGE

Make up Water Pressure Regulator/Relief Valve Sizing
- (Incorrect / Under sized)
C&O Chilled Water Systems (CHWS)

C&O CHWS: PROCESS & FIELD KNOWLEDGE

- EFFECTIVE CONSTRUCTION PHASE Cx
  - Coming out to the field prepared  (Know More!)
    - Consistency, Methods and Thoroughness
    - Consolidated Floor Plans (Half-Size)
    - System & Zone Maps Complete with Room Names
    - Safety Gear
    - Physically Fit
    - High Resolution Camera
Cx CHWS: PROCESS & FIELD KNOWLEDGE

Safety, Fitness, and Awareness needed at all times during Cx. CHWS are more complex and larger. There is more that can go wrong if you are not prepared to stay vigilant on the jobsite.
Cx Chilled Water Systems (CHWS)

Cx CHWS: PROCESS & FIELD KNOWLEDGE

TYPICAL AND CRITICAL FIELD ISSUES

- Protection of System Inlets & Outlets
  - AHU SA/RA/OA/EA Openings, Coil Connections, Pump
  - Inlets, Motor openings, Cooling Towers & Basins, Ductwork & Piping
- Protection of Staged equipment & during prep and assembly
- Improper use of equipment during construction
Cx Chilled Water Systems (CHWS)

Cx CHWS: PROCESS & FIELD KNOWLEDGE

TYPICAL AND CRITICAL FIELD ISSUES

- Piping Connections
  - Proper Welds or Joint Types
  - Piping Pressure

- Piping Supports & Vibration Isolation
  - Proper Fasteners, Saddles, Die-Electric separation
  - Approved Vibration Isolation (Noisy Pipes)
  - Insulation Requirements
Cx Chilled Water Systems (CHWS)

Cx CHWS: PROCESS & FIELD KNOWLEDGE

- Piping insulated and protected with sleeve for protection on exterior applications
- Clearances & Piping Supports
Cx CHWS: PROCESS & FIELD KNOWLEDGE

- Improperly supported CHW Supply and Return Piping during construction. Unnecessary load on Chiller Marine Box.

- Potential for damage to chiller inlet/outlets.
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**Cx CHWS: PROCESS & FIELD KNOWLEDGE**

**TYPICAL AND CRITICAL FIELD ISSUES**

- **Comprehensive Flush-out Plan**
  - Develop Early (As soon as HVAC contractor is hired)
  - Ensure plans include specific step by step procedures
  - By-pass Coils during initial flushing
  - Schedule Flushing / Chemical Treatment (timeliness)
  - Flush Water Source (Cleanliness)
  - Drip Legs & Strainers (Clean out Included in Plan)
  - Dead Ends (Maintaining Flow)
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Cx CHWS: PROCESS & FIELD KNOWLEDGE

- TYPICAL AND CRITICAL FIELD ISSUES
  - Chemical Treatment Addition Plan
    - Develop Early (As soon as HVAC contractor is hired)
    - Ensure plans include specific step by step procedures
    - Remove By-passed Coils provide finished flushing
    - Drain system Fully, re-flushing till water is crystal clear
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Cx CHWS: PROCESS & FIELD KNOWLEDGE

TYPICAL AND CRITICAL FIELD ISSUES

- Chemical Treatment Addition Plan
  - Maintaining Circulation while adding chemical treatment
  - Ensure all valves are open (included in Cx Flush Plan)
  - All feed control equipment must be in place
  - Certified Contractors & TAB
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**Cx CHWS: PROCESS & FIELD KNOWLEDGE**

- Shot feeder supply and return lines not insulated and condensation forming/dripping 12-16 from connection at CHWS
**Cx Chilled Water Systems (CHWS)**

**Cx CHWS: PROCESS & FIELD KNOWLEDGE**

**TYPICAL AND CRITICAL FIELD ISSUES**

- Locations of Valves & Sensors

- Design drawing locations vs submittals
- Test & Balance Results (Troubleshooting)
- Verification of Sensor Readings during TAB
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FUNCTIONAL TESTING: BEST PRACTICES

- Overall System Level Testing
  - Goal is for test of all components on a system level
  - Ensure individual components are working 1st
  - Using BAS sensors? What is the TAB Report Status?
  - Controls Loops (Interdependencies & Fine Tuning)
  - Tune only one system at a time – either heating, or cooling. Do not try to tune both at the same time
  - Cascading upwards from sub-systems to parent systems
  - Regardless of CxA preference: No PFC – No FPT
FUNCTIONAL TESTING: BEST PRACTICES

Energy Management Controls Systems (BAS)

Cascading Controls Loops (interdependencies)
(Proportional + Integral + Derivative = PID)

P = How far away from setpoint
I = Time away from setpoint
D = Approach/Decay speed to/from setpoint

Common Factors contributing to an unstable system:
• Too much gain (too narrow a throttling range) for a proportional system.
• The controlled variable has too much capacity to be reasonably controlled.
• Incorrect install – Often, the sensor providing feedback is located in a remote location.
• Too much lag time (delay) in the response of the system.
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FUNCTIONAL TESTING: BEST PRACTICES

Chiller, Boilers, Cooling Tower Testing

- Senior Locations & Readings
  - Safeties, Interlocks, Alarms
  - Unit Capacity (Part-Load vs Full Load)
  - Staging (Lead/Lag & Demand Response per AHU zone)
  - Water Temperature Reset
  - Control Accuracy and Stability (Control Loops / Hunting)

*The system should not require the controlled device to operate at an extreme position – this is an indication of lost control.*
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FUNCTIONAL TESTING: BEST PRACTICES

- Pumping System Testing
  - Senor Locations & Readings
  - Safeties, Interlocks, Alarms
  - Pump Capacity (Part-Load vs Full Load)
  - Actuation & Sequencing
  - Setpoints and Pressure Reset
  - Control Accuracy and Stability (Control Loops / Hunting)
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FUNCTIONAL TESTING: BEST PRACTICES

- AHU System Testing
  - Senor Locations & Readings
  - Safeties, Interlocks, Alarms (EA/RA/OA)
  - SA Temperature Control (Part-Load vs Full Load)
  - Actuation & Sequencing
  - Setpoints, Static Pressure Reset
  - CHW Valve Control and Water Temp Reset
  - Control Accuracy and Stability (Control Loops / Hunting)
O&M: BEST PRACTICES

- Training provided to facilities maintenance staff (FMS)
  - Understanding & conveying maintenance impacts to the owner
  - Developing meaningful operational troubleshooting and system maintenance procedures
  - Teaming with the engineer of record, contractor & manufacturer to yield better results


Cx Chilled Water Systems (CHWS)

O&M: BEST PRACTICES

Typical Chiller Maintenance Tasks

- Check setpoints
- Check for fouling of evaporator and condenser tubes
- Check water quality
- Check for leaks
- Conduct oil analysis and change as necessary
- Check strainers and valves
- Check electrical connections
Typical Cooling Tower Maintenance Tasks

- Setup a testing program/schedule for water quality
- Setup strict schedule of water treatment and blown down to prevent buildup of mineral deposits and premature erosion
- Setup a schedule for periodic cleaning
- Check condition of fill, wood frame, nozzles, water level control and degree of approach.
- Check for leaks
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O&M: BEST PRACTICES

- Typical Pump Maintenance Tasks
  - Check for Vibration
  - Check Bearing temperature
  - Check for unusual noise
  - Check for entrapped air at impeller (Cavitation effects)
  - Check flow @ design RPM and FLA
  - Check for leaks
Thank You

James Anderton, CPMP, CxA, LEED GA
Managing Principal
INDEPENDENT COMMISSIONING CONSULTING
james.anderton@indcxc.com
www.indcxc.com