

# MEP Commissioning Management and HVAC TAB Services

HVAC Testing, Adjusting and Balancing (TAB) are the three major steps used to achieve proper operation of HVAC (heating, ventilation and air conditioning) systems. The balancing of an HVAC system is usually based upon the design flow values required by the Mechanical Engineer for a project. After testing, we submit a written report which summarizes the testing and balancing and notes any deficiencies found during the TAB work. MEP Commissioning Management is the process of assuring that all systems and components of a building or industrial plant are designed, installed, tested, operated and maintained according to the operational requirements of the owner or final client. Commissioning is a quality process of checks and balances for ensuring building systems are designed, constructed, and operated for peak performance. The budget requirements of some projects will dictate that the owner can afford only basic functional testing. When this occurs, it can have an impact on building performance during design or early construction. Too often the commissioning team is only brought in at the end of the project for functional testing when it is much less cost-effective to make changes for operational efficiency.



## THE Applus+ SOLUTION

New building commissioning services help clients meet their short- and long-term goals for improved performance through a comprehensive set of solutions starting from the design phase and continuing through to post-occupancy.

### Our services include:

- Design reviews of construction drawings and specifications
- Review of equipment and systems installation



- Functional testing and system performance verification
- Oversee on-site training for OandM staff
- Review operation and maintenance manuals

**HVAC Commissioning in existing buildings can take place for a number of reasons, including:**

**Periodic Re-commissioning:** Periodically, the HVAC systems in a building that were commissioned when new are re-commissioned. The purpose of re-commissioning could be to diagnose the cause of on-going, unresolved problems, or as part of a planned preventive maintenance program that includes formal re-commissioning elements. Re-commissioning may be limited to the systems exhibiting problems or may be carried out on all HVAC systems in the building.

**Retro-commissioning:** Identical to re-commissioning methodology, but for buildings that were not commissioned when new and are being commissioned for the first time.

**HVAC System Modifications:** As occupancy or operational requirements change over time, HVAC system Modifications will be undertaken to meet the new requirements. As with new construction, commissioning will ensure that the modification work has been carried out in accordance with the contract document and design intent, and that new work has been properly integrated with existing systems.

## Target customers

The main types of companies that need our services are Building Developers, Main Contractors, MEP (Mechanical, Electrical, Plumbing) Contractors and Consultants for the situations mentioned above.

## Key customer benefits

Benefits include improved quality control to reduce equipment failures, improved indoor air quality for building occupants and reduced life-cycle operating costs to our clients.

- Discover design problems early when they are less expensive to fix
- Reduce project rework and material waste
- Smoother transition at project handover
- Creates more effective OandM via documentation and facility staff training
- Improved indoor air quality, fewer occupant complaints
- Lower energy costs.

