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Specifying Building Automation Systems

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Example Specification: www.ashrae.org/XXXXXX

NOTE

Approved addenda, errata, or interpretations for this guideline can be downloaded free of charge from the ASHRAE website at www.ashrae.org/technology.

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Preview

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(This foreword is not part of this guideline. It is merely informative and does not contain requirements necessary for conformance to the guideline.)

FOREWORD

Guideline 13 takes the reader through the process of creating a building automation system (BAS) specification. It provides background information, good practice recommendations, project considerations, and detailed discussion of options for the design of BASs. BAS technology changes rapidly. A careful review of suppliers' offerings should be made before proceeding with any BAS design. Informative Appendix E provides guidance for specifying various levels of performance monitoring.

Included is online access to, and excerpts from, an example specification intended to illustrate the concepts described herein. The example is not a guide specification; it does not include exhaustive options for every conceivable project system architecture, requirement, or configuration. It does not fit all applications, nor is it the best way to proceed on every job. The example is protocol neutral and refers the BAS designer to the cognizant organization for the selected protocol. Many of these organizations have guide specification language based on their protocol.

The excerpted parts of the example are presented in Arial typeface and separated from the guideline text by solid lines. Informative Appendix A includes an outline of the example specification to illustrate how its sections fit together. A Microsoft® Word® version of the example specification can be downloaded at ***www.ashrae.org/XXXXX****.*

Preview

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1. PURPOSE

The purpose of this guideline is to provide recommendations for developing specifications for building automation systems (BASs) in heating, ventilating, and air-conditioning (HVAC) control applications.

2. SCOPE

This guideline covers building automation systems (BASs) for heating, ventilating, and air-conditioning (HVAC) control, monitoring, and management functions. The guideline specifies hardware performance, installation, and training. It also addresses system architecture, input/output structure, communication, program configuration, system testing, and documentation. The guideline only includes examples of how to integrate with fire, life safety, lighting, and other systems. The design and specification of these non-HVAC systems is not part of this document. There is also no specification of facility management functions, as this is beyond the scope of this document.

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