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HOW YOUR BUILDING WORKS AND WHY IT MATTERS

What's involved?

- Building Management Systems
- HVAC
- Plumbing
- Lighting
- Security

Building Management Systems

- ◎ BMS
 - Siemens
 - Johnson Controls
 - Honeywell
 - And many more.....

What do they control and who has authority to change or control the system?

Do you have access to a work station?

HVAC

- ⦿ Supply
 - Belt driven or direct drive
 - VAV, VFD, CV
- ⦿ Exhaust
 - Room
 - Ventilated racks
 - Cage wash
- ⦿ Humidity
 - Chill water temperatures
 - Steam injection

More HVAC.....

- ⊙ Temperature control
 - Chill water
 - Reheat valves
 - Zone control or room level control
- ⊙ Room pressurization
 - Zone control or room level control
 - Positive or negative
 - Biohazard
 - Containment issues (health outbreaks)
 - Energy conservation

PLUMBING

- Hot water
- Cold water
- Condensate return
- Drains
- Available pressures
- Service routes
- Leak monitoring

LIGHTING

- ⦿ Manual Controls
- ⦿ Automated Controls
- ⦿ Monitoring/Alarms
- ⦿ Intensities
- ⦿ Scheduling
 - After hours access
 - DST
- ⦿ Emergency needs

SECURITY

- Brass Keys
- Card Keys
- Biometric controls
- Emergency entry procedures
- Who's in charge?

Conclusions

- ◎ A little education goes a long way
 - Ask questions!
- ◎ Get involved with the Operations and Maintenance group for your building and area
- ◎ Don't rely on automated systems and monitoring
 - If you think there's an issue, follow up and be persistent