

Scope of works

Investigate heating and cooling issues of office fan coil units.

Overview

Beatties were employed by RDH Mechanical to assist them with a problematic fan coil unit project they had recently worked on. Their client had complained of unsatisfactory comfort conditions (hot and cold spots) within the office space.

We carried out a full operational check of the units and rectified all faults found.

The full functionality tests consisted of the following;

- Heating and Cooling operation modes were tested via the main BMS system, ensuring the actuators opens / closes correctly when called for.
- Ensuring each actuator was connected to the correctly to the valve.
- Making sure the return air sensors were correctly positioned in the return air path of the unit, therefore making sure the correct temperatures were being monitored.
- Checking low, medium and high fan speed relay operation via the main BMS system.
- Vacuum return air filters.
- Issue full report of our findings.

Spaces

LOCATION: Whiteley
CLIENT: RDH Mechanical

We found issues such as return air sensors incorrectly positioned, actuators not fitted correctly, incorrect temperature settings on BMS system, plus a number of faulty components, which were all rectified.

Once the functional tests were completed, we had determine the new set points of the office and input these into the main BMS system to ensure future comfort levels are kept.

