

ISSUED FOR PERMIT
COMMISSIONING DESIGN
REVIEW



DESIGN REVIEW INFORMATION

Project Name:	Affordable Housing Project – Quinte West	Project #:	2023-0120
To:	Brian Luey Architect Inc	Drawing Set Reviewed:	Issued for Permit
Attention:	Farshid Niaki	Reviewed By:	Aaron Halberstadt
Email:	fniaki@brianlueyarchitect.com	Date:	30/04/2024

REVIEW COMMENTS

As required by the commissioning scope of work for the Affordable Housing Project – Quinte West, a design document review is completed by the Commissioning Agent focuses on verification that:

- The design meets the Design Brief
- Systems are capable of being commissioned
- Commissioning requirements are included
- General deficiencies are identified and recommendations provided on possible improvements, where applicable

The following documents were reviewed:

- Mechanical
 - IFP Drawing Set – Dated April 20, 2023
- Electrical
 - Electrical Outline Specification – Dated May 12, 2023
 - IFP Drawing Set – Dated April 20, 2024

Mechanical:

1. IFP Drawing Set

1.1. For unit mechanical layout refer to drawing M-“ is left blank. Designer to remove if not required. (Typical for any pages including this”.)

1.1. Heat Pump ducting connection to heat pump unit are not clear. Designer to clarify the ducting layout. Typical can be found in room 103.

1.2. Thermostats

1.2.1. Thermostat is shown upside and without wiring showing associated equipment. Designer to correct and clarify. Typical can be found in room 103.

1.2.2. Thermostat is shown without wiring showing associated equipment. Designer to clarify. Typical can be found in room 102.

1.2.3. Thermostat in Common room (Room 110) shown with control wire to empty space. Designer to clarify.

1.2.4. Thermostat assumed missing. Designer to clarify if a thermostat is required. Found in the following rooms: Room 111,117, 118

1.3. As per Mechanical Brief 6.1.a “... it was agreed to have the Building Mechanical Systems to be all - Electric [sic]. No Natural Gas Equipment [sic] to be used.”

1.3.1.1. The MUA shown in the drawings (detail 6/M-502) has a gas input. Designer to clarify requirements with owner.

Date: 30/04/2024
Project Name: Affordable Housing Project – Quinte West
Project Number: 2023-0120
Document Reviewed: Issued for Permit



Electrical:

1. Electrical Outline Specification
 - 1.1. No electrical testing is listed in the specifications. Assumed to be provided at a later date.
 - 1.2. On the drawings it was found that there are lighting control equipment occupancy sensors (OS or OC) assumed to be wired to a number of non-tenant lighting fixtures (DL1, DP1) but no sequencing related to operation of these lights is provided. Please provide sequencing for typical scene controls or schedules.

END OF REVIEW

AH: ho

S:\2023\2023-0120 Affordable Housing Project - Quinte W\11 Commissioning\04 Design Reviews\2023-0120 Affordable Housing Project Quinte West - Design Review Draft.docx