

EMOND PLUMBING AND HEATING

WATER COMMISSIONING PLAN

JOB

Emond Plumbing and Heating

1 Introduction and Purpose

The intent of the Water Commissioning Plan is to ensure that the building's water mains, risers and piping have been tested and ready for water to be introduced.

2 Responsibilities

ENTER NAMES responsible for the following:

- Overall building water performance
- Overseeing the preparation and execution of the Water Commissioning Plan.
- Track apartment sign offs and document.
- Water supplied to operating systems and equipment:
 - Domestic water fixtures (faucets, toilets, urinals)
 - Water using appliances (dishwasher, washing machine etc.)
 - Landscape irrigation main and connections.
 - Humidification equipment.
 - Heating equipment (boiler blowdown, steam production and condensate management).
 - Any other specialized equipment (utilizing water).

2.1 Training

[Emond Plumbing] will perform owner training for, Property Manager of Orleans and will identify training requirements for property management and building maintenance staff related to the water system and addressing deficiencies outlined in this plan.

3 Strategy

Perform functional test of all water piping in the system prior to livening apartments and water mains/ risers. Ensure leaks are found with air and hydrostatic testing prior to turning the water on.

3.1 Deficiency Report

Create a deficiency report to address all leaks found during testing. Document, with pictures, any leak found and note the location and how the repair was made. The report will note who found the leak and who made the repair. Final repair to be witnessed by GC.

3.2 Assessment

The items listed below will be purchased for this project and will be onsite prior to water being turned on.

1. Shop-Vacs
2. Hoses
3. Fans
4. Water Pumps
5. Towels
6. Squeegee's

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3.3 Implementation

Emond will provide manpower appropriate to each task assigned and will require the GC to witness the completion of commissioning.

Prior to water being turned on:

- All tanks were visually inspected for physical damage
- All valves, gauges and controls are functioning properly
- All accessible lines and equipment were visually inspected for signs of damage
- All valves were successfully opened and closed
- All outdoor hose bibs have vacuum breakers and are turned off.
- All testable backflow prevention devices have been tested.
- All systems were checked for physical damage.

Procedure for livening the building.

1. Water will be tested with air to determine if the system is still intact and no leaks are present. Hydrostatic tests are done during the rough stage of the install.
2. Water will be introduced to the water mains and inspected utilizing two plumbers.
3. Water will then be turned on at each riser. There will be two-three plumbers assigned to this task, two way radios will be utilized to communicate, one plumber at the valve and one monitoring water flow and checking for leaks at each floor.
4. Water will be turned on at each apartment, two people will be assigned to this task, one at the valve and one monitoring water flow and checking for leaks.
5. If there is a water heater in each apartment, the heater will be filled and checked for leaks. If not the hot water riser will be turned on and checked for leaks.
6. Cold water will be turned on at each individual fixture, the fixture and drain attached (if applicable) will be checked for leaks. This will also confirm cold water has been sent to the correct stop.
7. Hot water will be turned on and the same procedure will be followed as noted above.
8. Upon completion of all items listed Emond will contact the GCV for a walk through to document completion of water commissioning to each apartment.
9. Water mains will be locked out in the water service room daily, a photo of the locked valve will be entered into Procore.

Upon completion of commissioning the system will be chlorinated.

- Fresh chlorine (sodium hypochlorite) is added and pumped throughout all tanks and distribution lines with sufficient concentration and retention time to disinfect the system. Chlorine must be NSF approved. Do not use any scented chlorine bleach.
- Chlorinate the water system and leave the chlorinated water in the distribution system for at least 24 hours. Flush the water system to void any highly chlorinated water.
- Samples of the water will be taken prior to chlorination, while chlorinated, and after the system has been flushed.
- Samples will be tested by third party and submitted to GC.

This plan was implemented on [02/25/2026] and will be reviewed and updated at least once a year.