

Operation and Maintenance Manual

Prior to project sign-off the contractor shall compile an operation and maintenance manual and deliver it to the project manager. The Operation and Maintenance Manual shall include the following information:

- system architecture diagram
- switchboard layout drawings
- C-Bus tags and programmed functions
- channel connection identification
- floor plans showing C-Bus device, load and cable run locations
- recommended scheduled maintenance procedures
- technical literature for each type of C-Bus device used in the project
- C-Bus configuration files on CD-ROM including C-Bus Toolkit, Piced, Schedule Plus, CIRCA and MARPA as applicable.

All drawings and diagrams shall be provided as hard (printed) copies and software files (in PDF and either DWG or DXF format). Drawings shall be updated to an “as installed” state for placement in the Operation and Maintenance Manual.

Training

The installing contractor shall allow for a half day on site training for the client or their nominated representative after practical completion, at a time and date to be nominated by the facility manager or client’s representative.

Acceptance and Signoff

Acceptance shall take place once installation, programming, commissioning and maintenance obligations have been fulfilled. At this point sign-off shall occur by presenting a client acceptance form to be signed. The client acceptance form shall outline test procedures and results, as-built documentation including wiring diagrams, control equipment layout, device configuration schedules, functionality statements and other supporting documentation deemed necessary to provide the client with an acceptable level of project information.

Review and Maintenance

The project shall be reviewed at instances of three, six and twelve months after the date of practical completion as submitted by the contracting party, to ensure that appropriate system configuration is maintained. Maintenance shall not extend to system configuration changes deemed desirable by the client which are outside the review and maintenance agreement.

Site Warranty

Clipsal products installed at a site shall be covered by a manufacturer’s product warranty of two years. Additionally, if the installation and commissioning of its products is carried out by Platinum accredited partners and the site is inspected and approved for extended warranty by Clipsal, the manufacturer’s product warranty shall be for four years.