

Building Services Labelling Examples

Labelling Example

For example, a Room Air Conditioner (RAC) located in building 100 on the second floor with equipment number 0001, will have the following label:

100-RAC-02-0001

Labelling Size and Format

Type 1 - All significant equipment not in public spaces and including switchboards

- Font - Helvetica Bold
- Plate Size - 180mm x 32mm
- Characters - 16mm
- Colour - White lettering on a black background

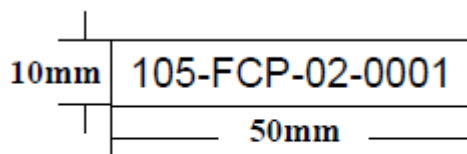
Example Type 1 Label for an Air Handling Unit (AHU) in building 306 located in the roof space with equipment number 0001.



Type 2 - Significant Equipment in Public Spaces except Switchboards

- Font - Gothic
- Plate Size - 50mm x 10mm
- Characters - 5mm
- Colour - Black lettering on a white background.

Example Type 2 Label for a Fume Cupboard (FCP) located in building 105 on the second floor with equipment number 0001.



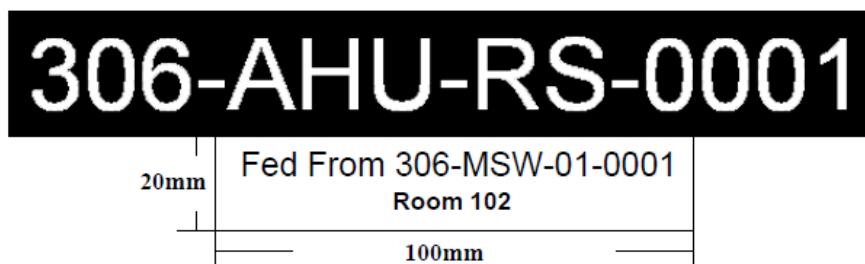
Example 1 Type 2 Label

Type 3 - All Switchboards Including Fed From

- Font - Gothic
- Plate Size - 100mm x 20mm
- Top Line Characters - 8mm
- Bottom Line Characters - 5mm
- Colour - Black lettering on a white background

A Switchboard will have a Type 1 label applied to front of the board and accompanying this will be a Type 3 Example 1 label showing the where the board is fed from detailing room etc. For example: A Mechanical Services Switchboard (MSB) fed from building 306 Main Switchboard (MSW) located in room 102.

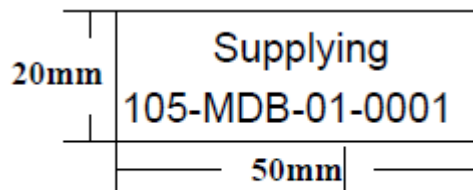
Example 1 Type 3 Label



Type 3: Example 2 - Sub-Board Supply on Main Switch Board

- Font - Gothic
- Plate Size - 50mm x 20mm
- Characters - 5mm
- Colour - Black lettering on a white background.

For example a main switch on a main switch board that is supplying main distribution board in building 105, level 1 with equipment number 0001.



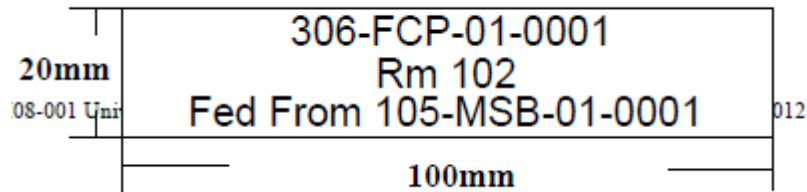
Example 2 Type 3 Label

Type 3: Example 3

- Font - Gothic
- Plate Size - 100mm x 20mm
- Characters - 5mm
- Colour - Black lettering on a white background.

Plant & Equipment Isolator Labels

A Fume Cupboard Fan (FCP) serving Room 102 and supplied from Mechanical Services Switchboard (MSB) 105-MSB-01-0001.



Example 3 Type 3 Label

Type 4 - Equipment Service Labels

- Font - Gothic
- Plate Size - As appropriate
- Characters - 5mm
- Colour - Black lettering on a white background.

For example a Variable Air Volume unit (VAV) located in roof space with equipment number 0008 supplies rooms 103, 104 and 107. The building number is implied and the equipment number has been shortened to allow for smaller labels.

VAV-RS-8 Rms 103,104,107
Fed From 306-MSB-01-0001

Example Type 4 Label

Type 5 - Control Panel Switch Labels

- Font - Gothic
- Plate Size - As appropriate
- Characters - 5mm
- Colour - Black lettering on a white background

For example VAV located in roof space with equipment number 0008 controlling rooms 103, 104 and 107. The building number is implied and the equipment number has been shortened to allow for smaller labels. The design for the label may take different forms depending on the layout of the panel. Please see Fig.4 for more examples.

VAV-RS-8
Rms 103, 104, 107
MAN OFF AUTO

Example Type 5 Label

Type 6: Electrical Meters

- Font - Gothic
- Plate Size - 120mm x 20mm
- Characters - 4mm
- Colour - Black lettering on a white background.

Electrical meters are labelled based on what the electrical meter serves. Example Below:

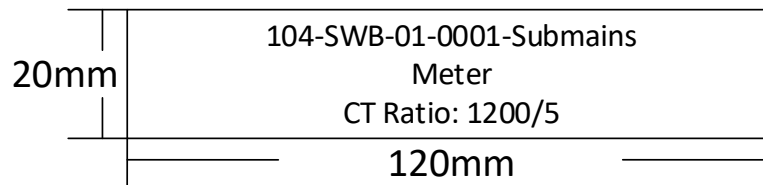
Building – Switchboard Type – Level – Board Identifier – Parameter

104-SWB-01-0001-Submains

There are a standard set of metered parameters e.g. submains, main meter, tenant, power, lighting etc. All parameters are listed in Table 2 below.

Label must include CT Ratio.

For example a meter monitoring the submains to a sub board located on level 1 in building 104.



Example Type 6 Label

Application:

Type 1:

On all major fixed plant and equipment such as air handling units, exhaust fans and cool rooms etc (Fig. 1, Fig. 4 and Fig.5)

Type 2:

Significant equipment in public spaces except switchboards (Fig. 3)

Type 3:

On origin of supply for switchboards, plant and equipment isolators and sub-board supply on Main Switch Boards (Fig. 2, Fig. 4 and Fig. 3)

Type 4:

Equipment service labels where required

Type 5:

On control panels as switch labels (Fig. 6)

Type 6:

Adjacent to electrical meters

Table 1 - Building, Mechanical and Electrical Reporting Structure

Tabled below in the item code column are the codes that are used to create the 3 character equipment identifier in the new labelling standard.

SERVICE		BASE ELEMENT	ELEMENT CODE	ITEM	ITEM CODE	EQUIPMENT IDENTITY
Level 1		Level 2		Level 3		Level 4 (example)
Building	BLDG	Structural	STR			
		Walls	WLS	Wall Repair	WRE	
		Floors	FLS	Carpet	CPT	
				Vinyl	VNY	
				Ceramic	CER	
		Ceilings	CLS	Ceiling	CRE	
		Roof	ROF	Metal Deck	MDR	
				Tiles	TLR	
				Gutters	GTR	
		Windows	WND	Glazing	GLZ	
			DRS	Door Repair	DRE	
				Fire Doors	FDR	100-FDR-01-0001
		Hydraulic	HYD	Backflow Device	RPZ	
				Ventilated Sink	VSK	
		Fixtures & Fittings	FAF	Compactus Unit	COM	100-COM-01-0001
Mechanical	MECH	Chiller Systems	CHS	Chillers	CHL	100-CHL-01-0001
				Chilled Water Reticulation	CHR	
				Chilled Water Pumps	CHP	100-CHP-01-0001
				Chilled Water Pressure Unit	CPU	
		Condenser Systems	CON	Condensers	CND	
				Condenser Water Tower	CWT	
				Condenser Water Pump	CWP	
				Condenser Water Retic	CWR	
		Heating Water System	HWT	Boilers	BLR	
				Heating Water Reticulation	HWR	100-HWR-01-0001
				Heating Water Pumps	HWP	
				Heating Water Pressure Unit	HPU	

SERVICE	BASE ELEMENT	ELEMENT CODE	ITEM	ITEM CODE	EQUIPMENT IDENTITY
Level 1	Level 2		Level 3		Level 4 (example)
			Heat Recovery Pump	HRP	
			Heating Water Coil	HWC	
	Air Distribution Systems	ADS	Air Handling Units	AHU	
			Variable Air Volume units	VAV	
			Fire Dampers	FDP	100-FPD-01-0001
			Supply Air Fans	SAF	
			Outside Air Fans	OAF	
			Return Air Fans	RAF	
			Relief Air Fans	RLE	
			Exhaust Air Fans	EAF	
			Smoke Exhaust Fans	SEF	
			Toilet Exhaust Fans	TEF	
			Fume Cupboard	FCP	
			Ventilated Cupboards	VCP	
			Dust Collection System	DCS	
			Gas Detection System	GDS	
			Stairwell Pressurisation Fan	SPF	
			Spray Booth	SPB	
			General Exhaust Air	GEA	
			Hot Exhaust Air	HAE	
			Articulated Exhaust	AEH	
			Heat Recovery Unit	HRU	
			Recirculating Cupboard	RCP	
			Energy Recovery Unit	ERU	
			Fan Fume Hood	FHD	
			A/C Terminals	ACT	
			RACs	RAC	
			Split System	SPL	
			Package Plant	PKU	
			Fan Coil Units	FCU	
			Evaporative Coolers	EVC	100-EVC-01-0001
	Building Management Systems	BMS			

SERVICE	BASE ELEMENT	ELEMENT CODE	ITEM	ITEM CODE	EQUIPMENT IDENTITY
Level 1	Level 2		Level 3		Level 4 (example)
	Other HVAC items	OHV	Water Coolers	WTC	
			Ice Machines	ICE	
			Cool Rooms	CRM	
			Hot Rooms	HRM	
			Freezers	FRZ	
			Heat Exchanger	HEX	
			Temp Controlled Cabinet	TCC	
	Emergency Power Systems	POW	Generators	GEN	
			Uninterrupted Power Supply Units (UPS)	UPS	100-UPS-01-0001
	High Pressure Air	AIR	Compressed Air System	ACP	
			HP Air Reticulation	HPA	
	Fire Systems	FRS	Fire Booster Pump	FBP	
	De-Ionised Water Systems	DIW	De-ionised Water Pumps	DIP	
	Other Mechanical System	OMS		OTH	
	Sterilisation systems	SRL	Steam Generator	STG	100-STG-01-0001
			Autoclave	ATC	
	Pumps	PMP	Domestic Hot Water Pump	DHP	
			Process Cooling Pump	PCP	
			Sump Pumps	SWP	
			Vacuum Pumps	VAP	
			Bore Pumps	BRP	
Electrical	ELEC	Power	PWR	Main Switchboards	MSW
				Main Distribution Boards	MDB
				Sub Boards	SWB
				Mechanical Services Boards	MSB
				Lift Room Board	LRB
				Medium Voltage Reticulation	MVR

SERVICE	BASE ELEMENT	ELEMENT CODE	ITEM	ITEM CODE	EQUIPMENT IDENTITY
Level 1	Level 2		Level 3		Level 4 (example)
			Transformers	TXN	100-TXN-01-0001
			High Voltage Reticulation	HVR	
			Substation Switchboard	SSB	
	Lighting	LTG	General Lighting	GNL	
			Emergency Lighting	EML	100-EML-01-0001
			Street Lighting	STL	
		LFT	Passenger Lifts	PLT	
			Goods Lifts	GLT	
			Electric Hoists	ELH	
			Gantry Crane	GCR	
	Fire Services	FDS	Fire Indicator Panels	FIP	100-FIP-01-0001
			Early Warning and Intercommunication System Panels (EWIS)	EWS	
	Security Services	SEC	Security Management Systems	SMS	
			Automatic Doors	AUD	
			Intruder Detection	IND	
			Closed Circuit TV	CTV	
			Intercoms	INC	

Table 2 - Electrical Meter Labelling Structure

BUILDING	SWITCH BOARD	CODE	PARAMETER	METER IDENTITY	
Level 1	Level 2		Level 3	Level 4 (example)	
Building	BLDG	Main Switchboards	MSW	Main Meter	500-SWB-01-0001 Main Meter
		Main Distribution Boards	MDB	Submains	500-SWB-01-0001 Submains Meter
		Sub Boards	SWB	Generator	500-SWB-01-0001 Generator Meter
		Mechanical Services Boards	MSB	TX Main Meter	
		Lift Room Board	LRB	Lift	
		Medium Voltage Reticulation	MVR	Lighting	
		Transformers	TXN	Power	
		High Voltage	HVR	PV Array	

BUILDING	SWITCH BOARD	CODE	PARAMETER	METER IDENTITY
Level 1	Level 2		Level 3	Level 4 (example)
	Reticulation			
	Substation Switchboard	SSB	Spare	
			Tenant	
			Riser	
			Essential	
			Non-Essential	
			Essential Power	
			Non-Essential Power	
			Essential Main	
			Non-Essential Main	
			Main Switch	

Note: Any Level 3 parameter can be used with all Level 2 codes.

Figure 1

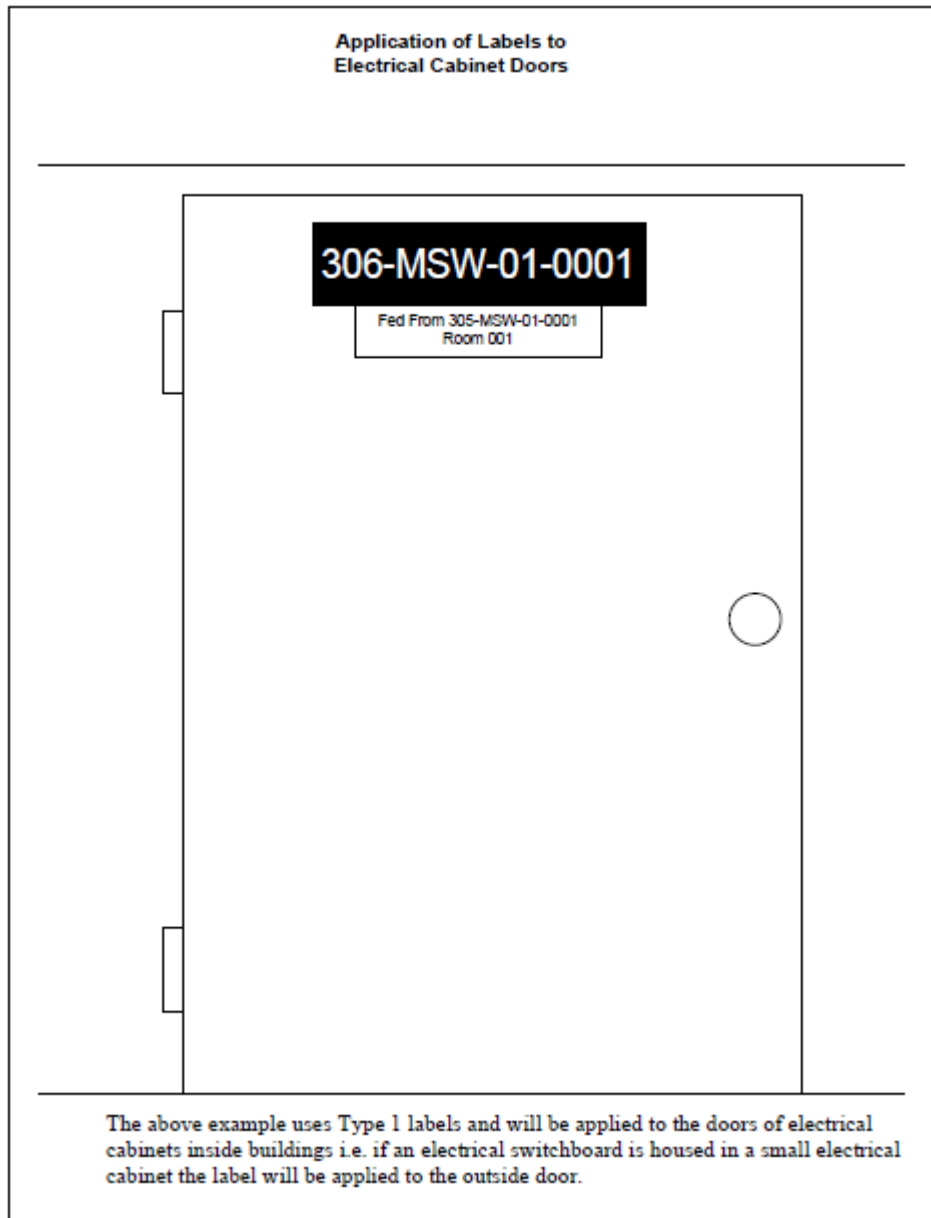


Figure 2

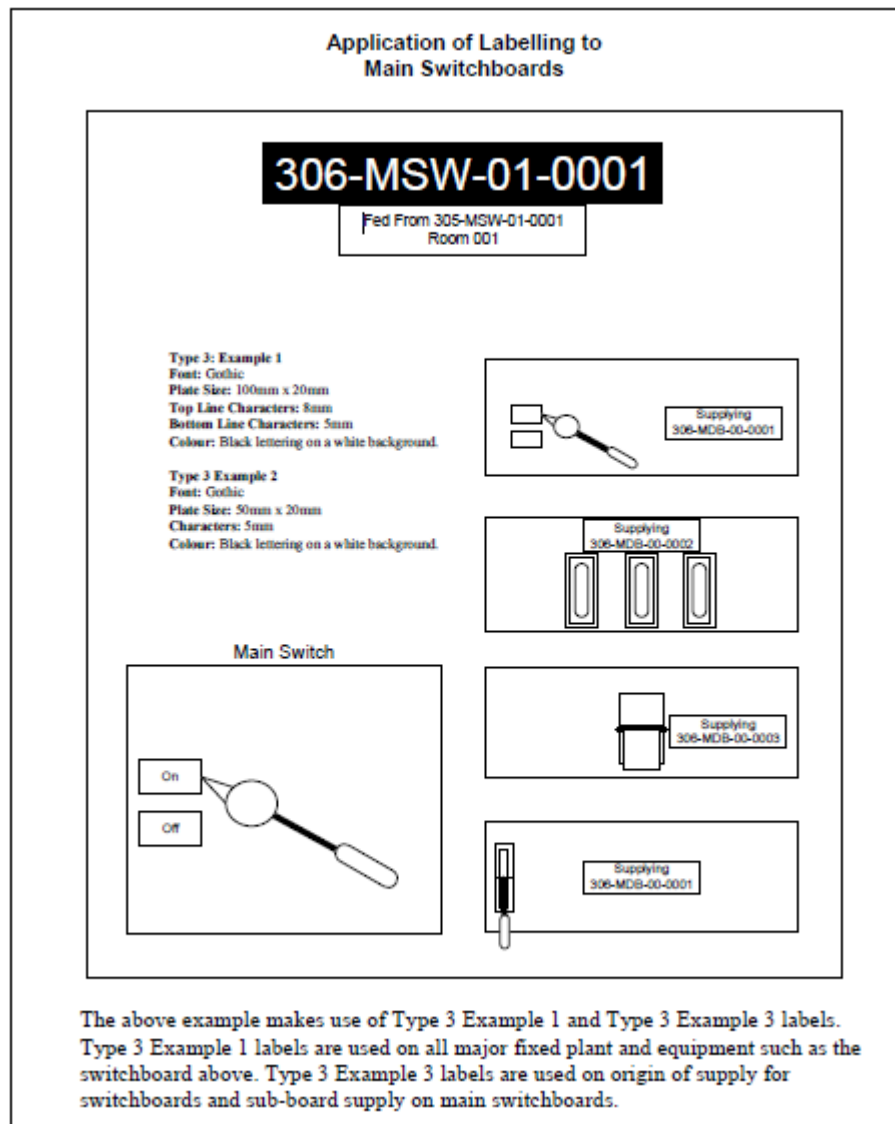


Figure 3

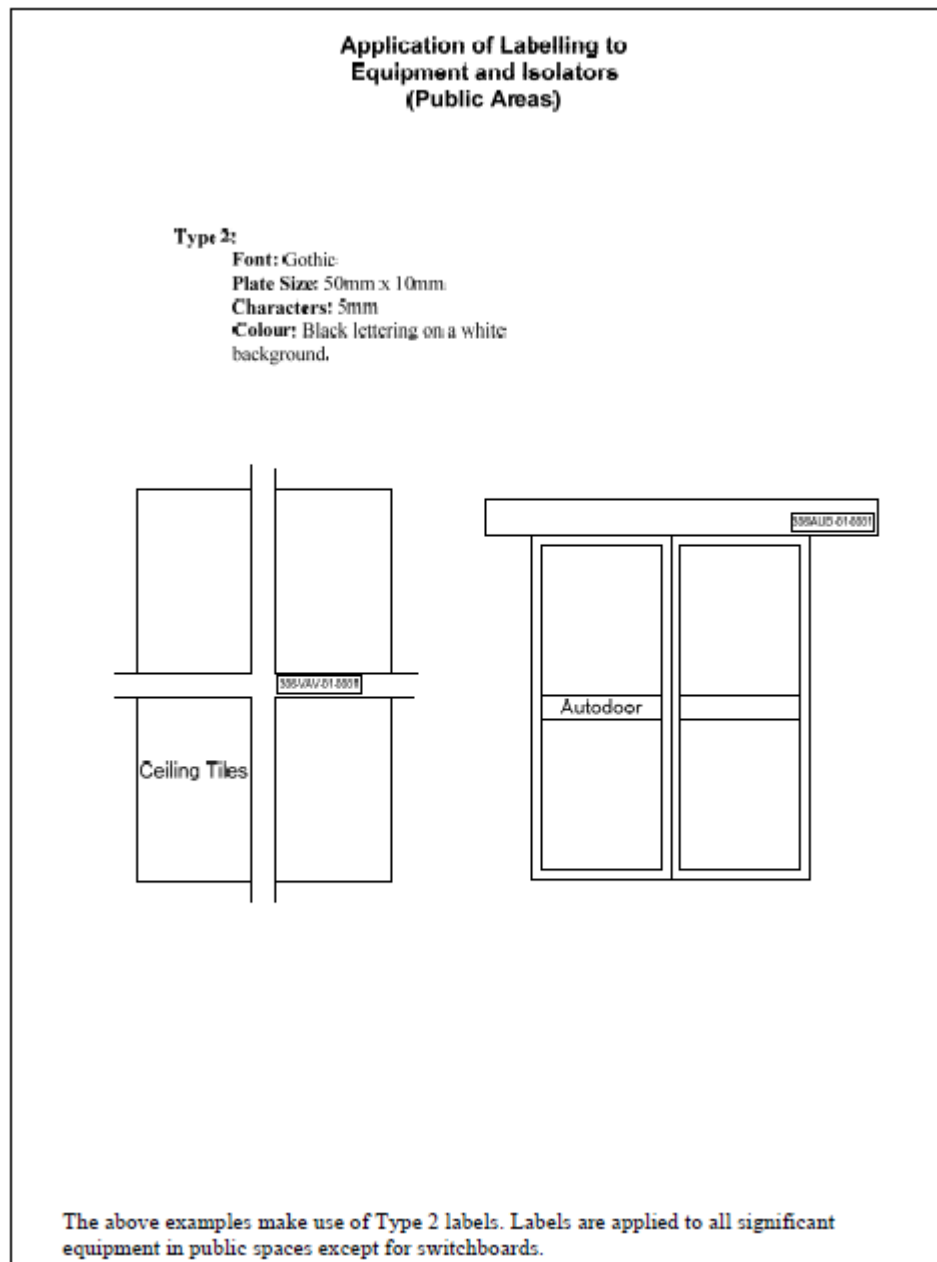


Figure 4

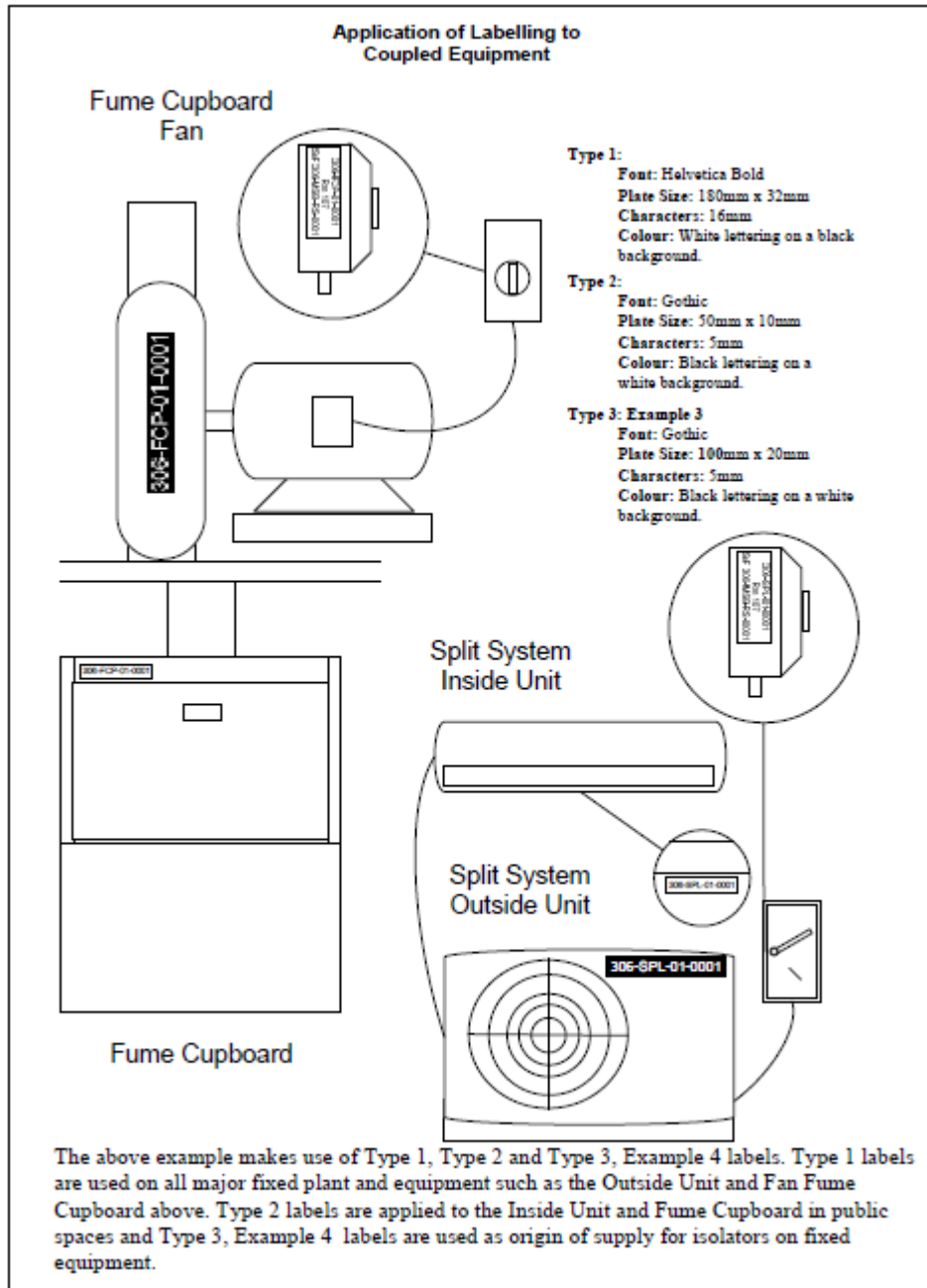


Figure 5

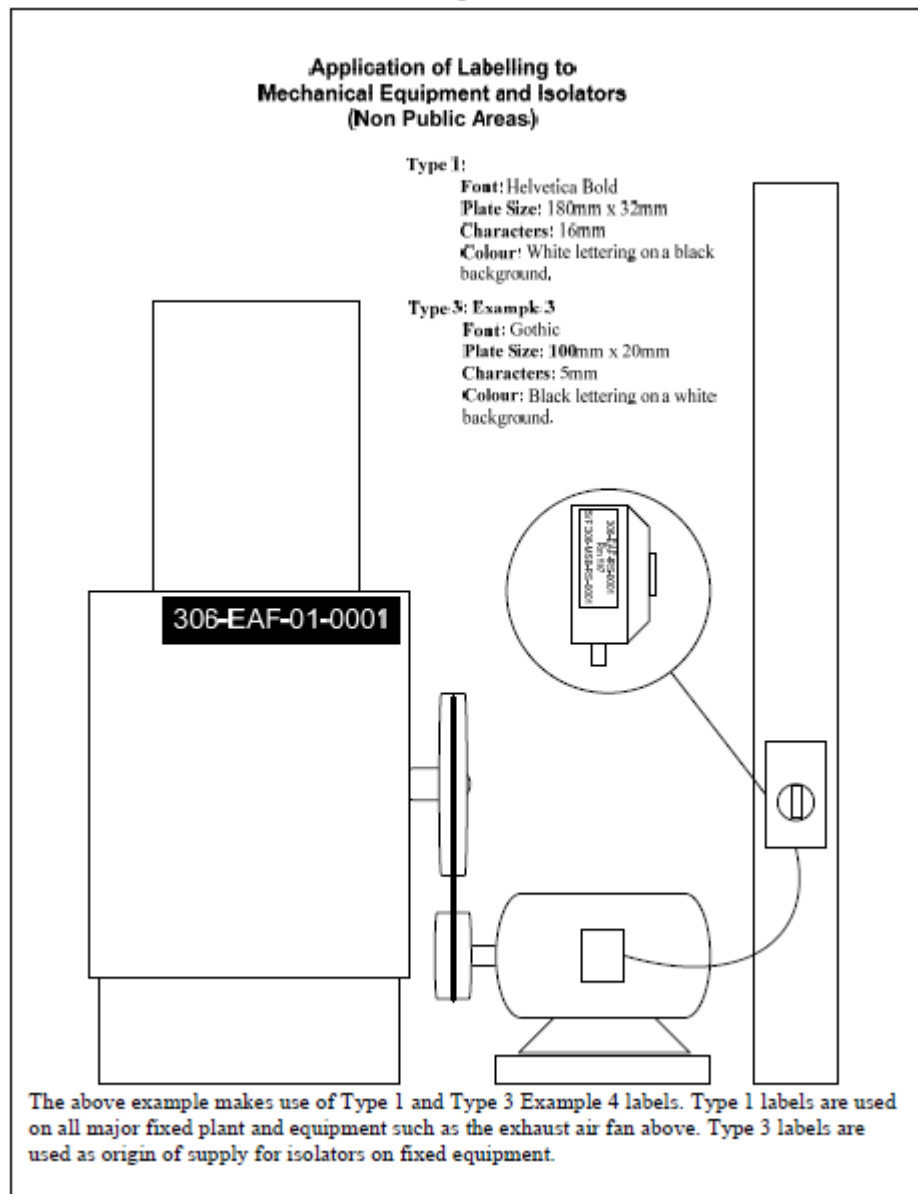


Figure 6

