

BASE Buildings HVAC Characteristics: Frequency of Inspection for HVAC Components

Frequency of Inspection	Number of Buildings Reporting							
	Air Handler Housing ¹	Heating and Cooling Coils ²	Drain Pans ³	Air Distribution Ductwork ⁴	Humidifiers ⁵	Evaporative Coolers ⁶	Air Washers ⁷	Cooling Towers ⁸
None	25	6	8	59	4	1	1	0
As Needed	10	7	7	32	4	0	0	1
Daily	7	0	3	0	1	0	0	19
Weekly	2	1	4	0	0	0	0	11
Bi-Weekly	1	0	1	0	1	1	0	3
Monthly	14	14	15	1	9	1	0	17
Semi-Quarterly	1	2	3	0	0	0	0	1
Quarterly	23	29	27	2	9	0	0	10
Semi-Annually	5	13	6	1	4	0	0	3
Annually	10	26	22	4	6	4	0	2
Total Number of Buildings Reporting	98	98	96	99	38	7	1	67

Notes:

¹Data represent 98 BASE buildings, which indicated an inspection frequency for air handling unit housing inspections.

²Data represent 98 BASE buildings, which indicated an inspection frequency for coil inspections.

³Data represent 96 BASE buildings, which indicated an inspection frequency for drain pans.

⁴Data represent 99 BASE buildings, which indicated an inspection frequency for ductwork.

⁵Data represent 38 BASE buildings, which indicated an inspection frequency for humidifiers.

⁶Data represent 7 BASE buildings, which indicated an inspection frequency for evaporative coolers.

⁷Data represent 1 BASE building, which indicated an inspection frequency for air washers.

⁸Data represent 67 BASE buildings, which indicated an inspection frequency for cooling towers.

Variable Descriptions:

Air Handler Housing refers to the inspection frequency of the air handling housing. The housing is a casing that is usually made up of galvanized sheet metal that contains the air handling unit components.

Cooling Coils refers to the inspection frequency of the air handling unit cooling coils.

Heating Coils refers to the inspection frequency of the air handling unit heating coils.

Drain Pans refers to the inspection frequency of the cooling coil condensate drain pans. The drain pan is generally located under the cooling coil to collect and drain away water vapor that condenses on the cooling coil.

Air Distribution Ductwork refers to the inspection frequency of the air handling unit air distribution ductwork.

Humidifiers refers to the inspection frequency of humidifiers.

Evaporative Coolers refers to the inspection frequency of evaporative coolers. Evaporative coolers are non-refrigerant systems that cool air by exchanging sensible heat for latent heat, reducing temperatures, but raising humidity.

Air Washers refers to the inspection frequency of air washers. In some applications, air washers serve as evaporative coolers or humidifiers as their operating principle is similar to that of evaporative coolers. These may also be used to filter wettable dust from the airstream by drawing air through a mist (caused by spray nozzles) and then through eliminators to remove dust and the water particles not evaporated in the air.

Cooling Towers refers to the inspection frequency of cooling towers. Cooling towers are used primarily to reject building heat to the atmosphere.

The frequency categories are as follows:

None refers to no inspections taking place in the building.

As Needed refers to an inspection schedule where inspection occurs only when deemed necessary.

Daily refers to an inspection schedule where inspection occurs each day.

Weekly refers to an inspection schedule where inspection occurs on a once per week.

Bi-weekly refers to an inspection schedule where inspection occurs twice a month.

Monthly refers to an inspection schedule where inspection occurs once per month.

Semi-Quarterly refers to an inspection schedule where inspection occurs twice every three months.

Quarterly refers to an inspection schedule where inspection occurs every three months.

Semi-annually refers to an inspection schedule where inspection occurs every six months.

Annually refers to an inspection schedule where inspection occurs once a year.