Building Commissioning From Inception to Facility Operations

- Presented By:
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Statement of Purpose

- Learn about what changed under the current code and how to stay in compliance
- Explain when you should bring on a commissioning professional on board to be cost effective
- Learn what the typical commissioning construction phase best practices and pit falls are
- Explain how the final commissioning baseline report is useful for the life of the building
No significant California Code changes between 2016 and 2019 regarding commissioning

Buildings 10,000 ft² and over: All Cx code requirements apply. Under 10,000 ft²-a portion of the Cx requirements apply.

Future considerations for commissioning:
- Outcome-based Energy Codes and retroCx
When to start planning for commissioning

- A Commissioning Agent (CxA) should be brought on early to help with finalizing the design.
  - Design Phase
    - Owner Project Requirements (OPR)
Commissioning Construction phase best practices

- The Best Practices
  - Ensure every contractor that is participating in commissioning fully understands how testing will be executed.
  - Coordinate schedule to ensure complete and operational systems prior to testing
  - Collaboration for effective issue resolution
Commissioning Construction phase pitfalls

- The Pitfalls
  - Functional testing coordination with phasing
  - Losing communication with the team can cause CxA to miss out on important milestones
  - Lack of Pre-Commissioning prior to functional testing
Final Commissioning Report (Baseline)

- Final Report Requirements
- Baseline report used for the life span of the building
Post Occupancy Commissioning

- Enhanced Commissioning - 10 Month Follow up with the Maintenance Group to ensure everything is working properly
- Recommissioning
  - Not typically on the facility staff’s radar or in their budget
  - Recommended due to general decline in performance of most systems over time
  - Not currently part of the California Codes
  - Online building fault detection and diagnostics can point to when needed
QUESTIONS?
Presenter Contact Information

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