

COMMISSIONING

PURPOSE

1. This document defines the different types of Commissioning that may be used on a project and the roles of each person in the process.
2. The Owner shall instruct the design team if Commissioning, and at what level, will be included in the project.

DEFINITIONS

1. Commissioning (Cx): The process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained to perform in conformity with the design intent.
2. Commissioning Authority or Agent (CxA): The designated person, company, or agent who implements the overall commissioning process.
3. Design Intent:
 - a. A detailed explanation of the ideas, concepts, and criteria that are defined by the owner to be important.
 - b. This typically is an expansion of the information provided in the Owner's program.
4. Field Installation Verification (FIV): The process of determining that equipment and systems have been installed properly and in accordance with the construction documents.
5. Functional Performance Test (FPT): The process of determining the ability of the equipment and systems to deliver performance, accordance with the final design intent.

TYPES OF COMMISSIONING

1. Fundamental:
 - a. Design Professionals develop design intent.
 - b. Near the end of construction, the CxA develops and completes FIV forms, and FPT forms.
 - c. All major pieces of MEP equipment will be commissioned.
 - d. Twenty-five percent of HVAC terminal equipment will be commissioned.
2. Enhanced:
 - a. Starting at the beginning of the project the CxA works with the Design Team and Owner.
 - b. All major pieces of MEP equipment will be commissioned.
 - c. All HVAC terminal equipment will be commissioned.
 - d. CxA cannot be a member of the design firm.

END OF SECTION

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