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CERTIFIED COMMISSIONING MANAGER CCM TRAINING PROGRAM

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ONLINE TRAINING BY KRISHNAJI PAWAR

LEED AP(BD+C),GSAS CGP,GCP,ISO 14001

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MODULE

10 - A

Occupancy Phase Commissioning Process

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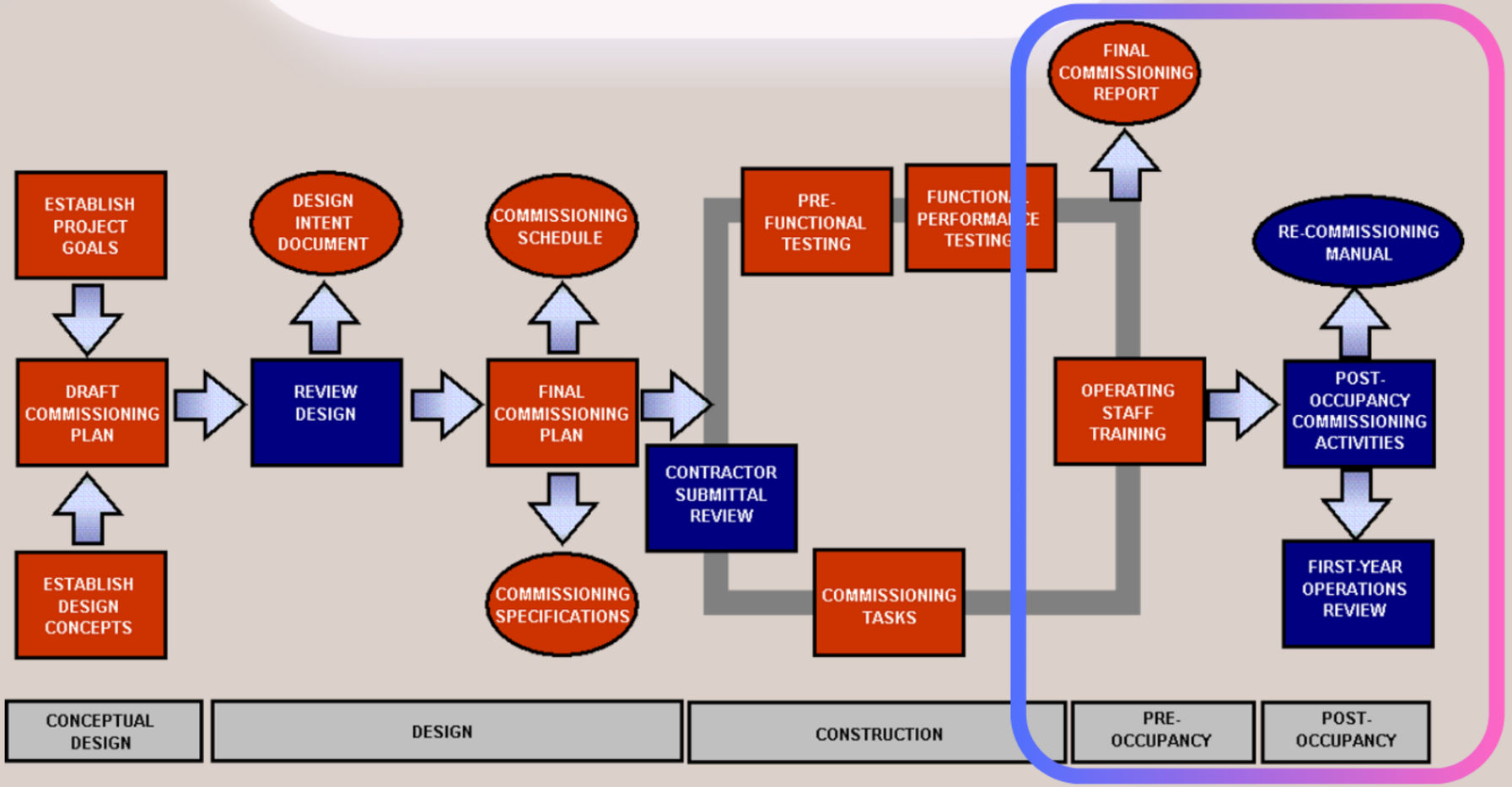




PRE- AND POST-OCCUPANCY PHASE COMMISSIONING PROCESS OVERVIEW

Occupancy is the final test of a commissioning program, assessing if systems meet occupants' needs. Although ambitious, successful commissioning steps can lead to a successful facility with few defects. However, it's important not to overstate expected conditions, as occupancy isn't a smooth transition from a completed building to a fully occupied facility.

Phases of Commissioning



Learning Objectives

- Introduction and Occupancy Phase Overview
- Pre- and post-occupancy CxA Objectives
- Pre- and post-occupancy CxA Team
- Pre- and post-occupancy CxA Activities
- Commissioning Meetings
- Operations and Maintenance (O&M)
- Systems Manual
- Final Commissioning Report
- Seasonal or Delayed Tests and Training
- Warranty Activities
- Acceptance Phase Overview
- Optimisation and Adjustment
- Monitoring ,Ongoing CxA & Recommissioning

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INTRODUCTION

- The construction documents identify a milestone referred to as "substantial completion."
- Before a contractor can declare substantial completion, the construction specifications must clearly outline all requirements that must be met.
- As discussed in the preceding lecture, substantial completion requirements include the status of commissioning requirements' completion.
- Commissioning seeks to achieve Nevertheless, there are frequently valid reasons why certain commissioning tasks cannot be completed until after the facility has been occupied.

Learning Objectives

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INTRODUCTION +

- These reasons are predictable during the design phases, can be identified in the specifications, and lead to the specification of post-substantial-completion deferred commissioning tests and activities.
- Construction documents call for "substantial completion."
- In this construction tradition, the contractor completes most of the construction work, at least to the point where the owner can begin to take beneficial occupancy.
- The remaining work includes punch list issues, landscaping, and other closeout activities.
- Commissioning aims to do However, valid reasons may prevent some commissioning tasks from being completed until the facility is occupied.



PRE- AND POST-OCCUPANCY CXA OBJECTIVES



- Facilitate the continued engagement of the CX team and ensure all outstanding CX issues are resolved.
- Perform any seasonal and deferred functional testing, O&M personnel training, and occupant orientation.
- Complete documentation on the installation and commissioning of the system.
- Evaluate the success of the project.
- Enhance building functionality.
- Develop and initiate the implementation of a plan for ongoing commissioning of the building.
- Survey the occupants, conduct a formal check-in with the operations staff, and evaluate the issues.
- Perform a comparative analysis of energy performance and evaluate and track it over time.

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COMMISSIONING TEAM

- Owner’s representative
- Personnel responsible for the building’s O&M

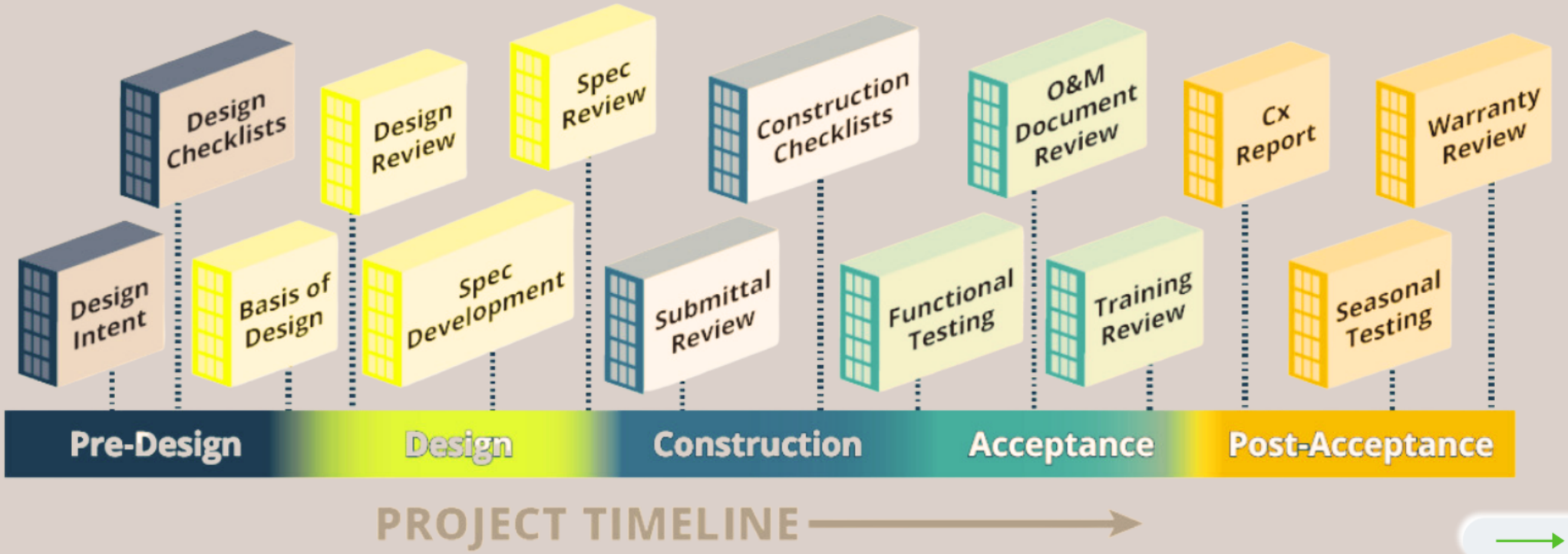


PRE- AND POST-OCCUPANCY CXA ACTIVITIES

The Pre-Post Occupancy Phase activities are categorized into Completion of Project Closeout and Ongoing Performance, involving the transfer of engagement from the owner's capital projects group to the O&M group, where the CxP encourages the O&M group to incorporate all valuable activities.

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Commissioning Activities





01.Provide timely addressing and tracking of performance problems and incomplete items from the Cx Issues Log.

02. Conduct and verify the completion of outstanding O&M personnel training.

03. Complete seasonal and deferred functional testing.

04. Conduct periodic check-ins with operation and maintenance staff.



05. Optimize systems.

06. Conduct an occupant survey

07. Compile a Final Commissioning Report. The commissioning documentation elements listed under the Construction Phase Commissioning Report

08. Evaluate project success

09. Update the project documentation Systems Operations Guide



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ONGOING PERFORMANCE AND PERSISTENCE ACTIVITIES



10. Provide an Occupant User's Guide

11. Develop a preventive maintenance plan

12. Implement new construction commissioning when appropriate.

12. Update the OPR and Systems Operations Guide



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