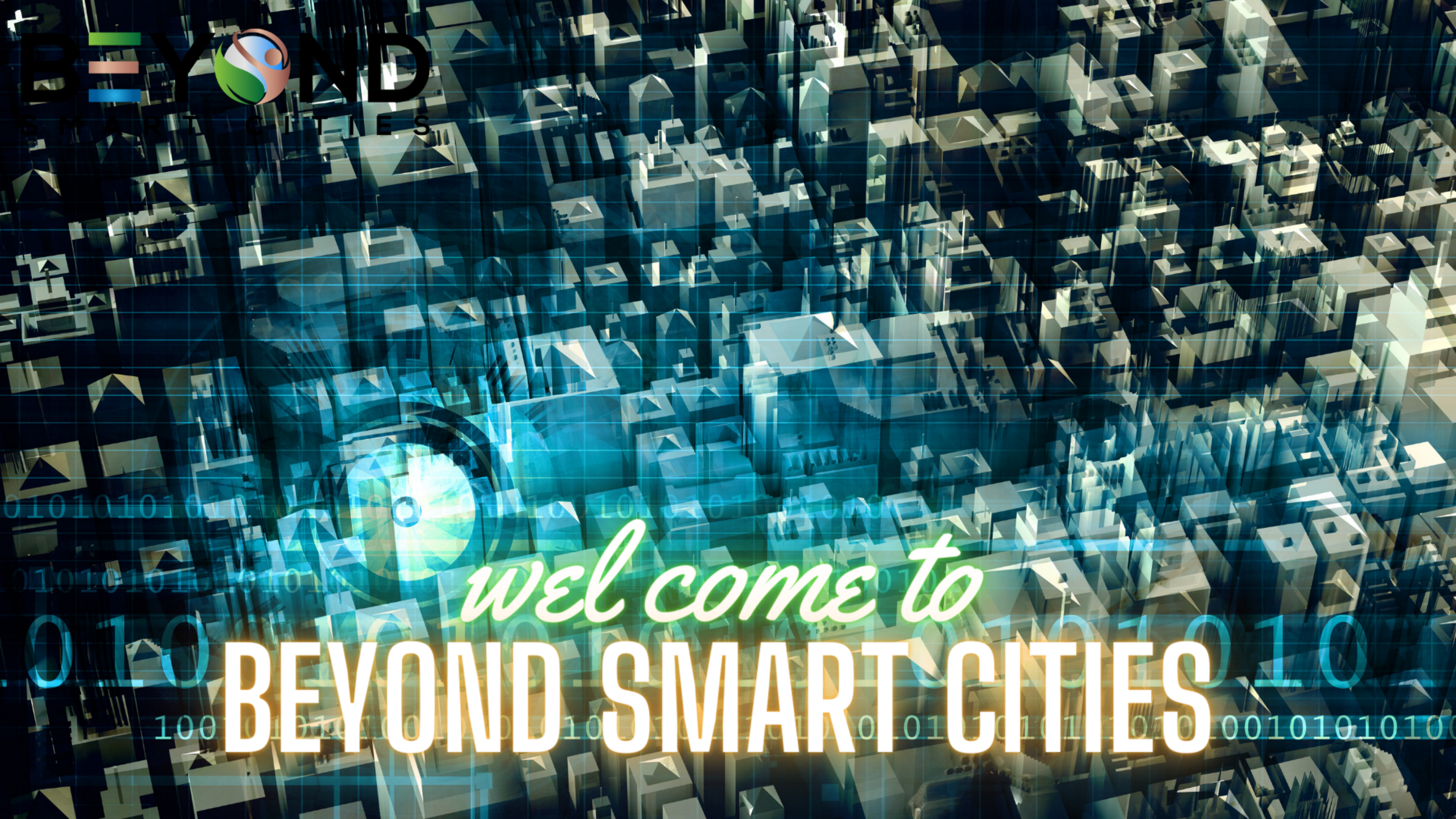

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MODULE

13 - C

Monitoring and Ongoing Commissioning

KRISHNAJI PAWAR - CEO & FOUNDER

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PRE- AND POST-OCCUPANCY PHASE COMMISSIONING PROCESS OVERVIEW

Although some construction phase activities may continue, pre- and post-occupancy typically begin at Substantial Completion, when the building is turned over to the Owner. Project closeout activities, as well as long-term building performance maintenance and performance processes, are developed and implemented during the Occupancy and Operations Phase.

Learning Objectives

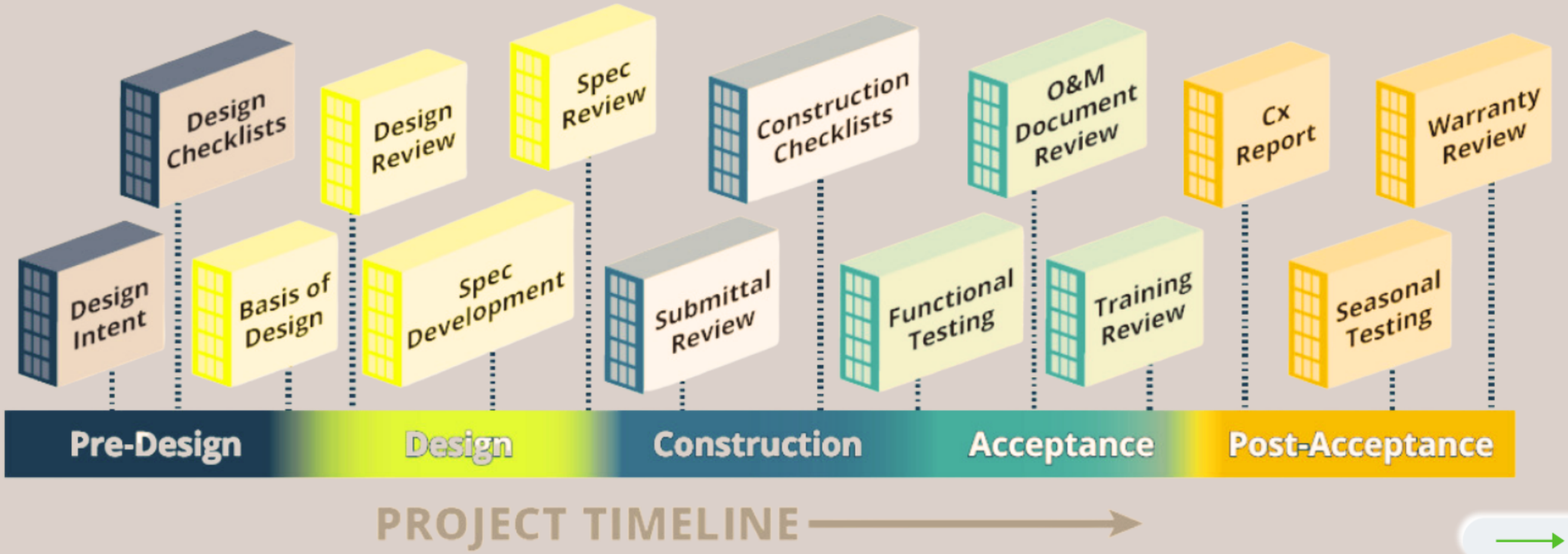
- Introduction
- Acceptance Phase Overview
- Monitoring ,Ongoing CxA & Recommissioning

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INTRODUCTION

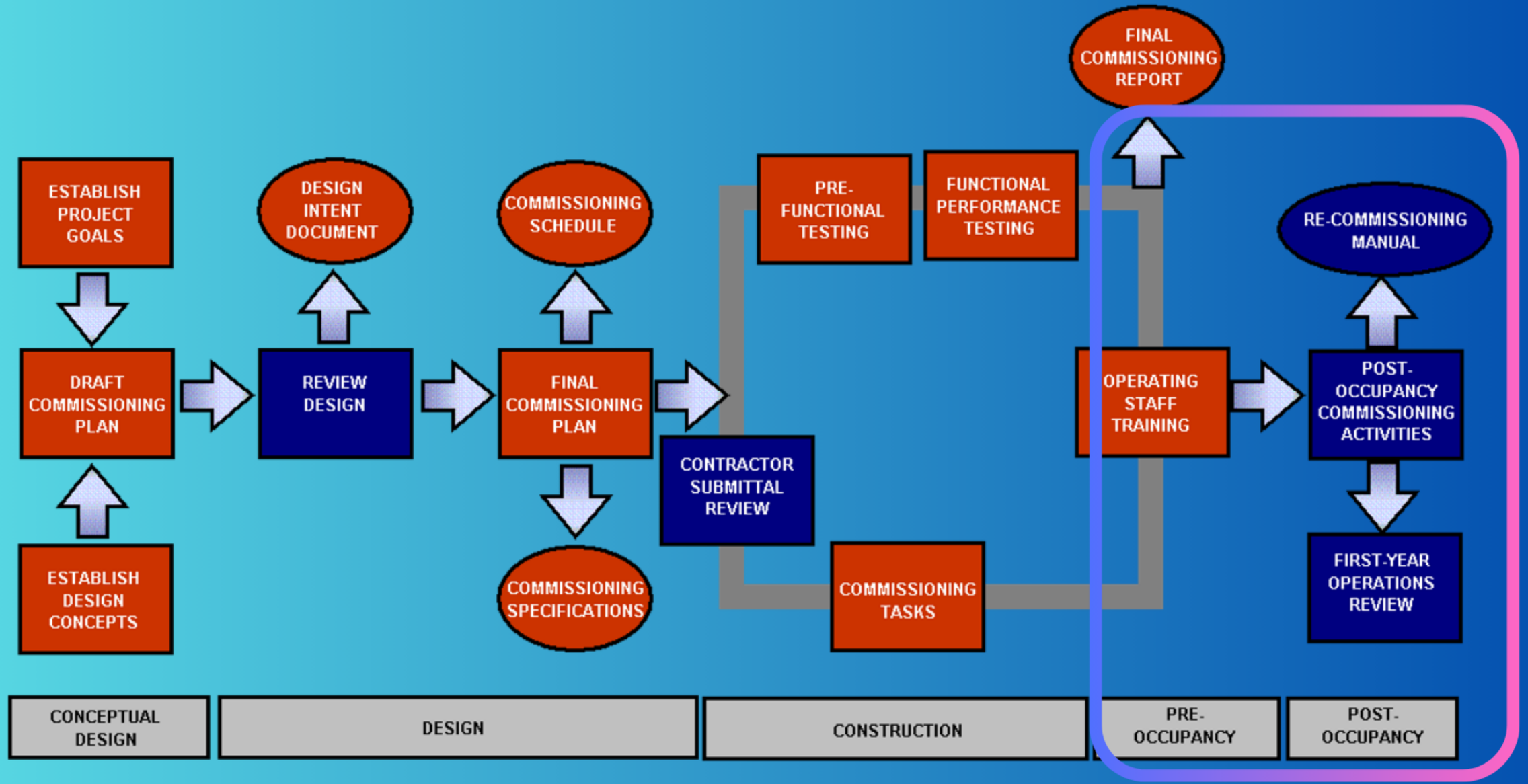
- It was determined that the Pre- and post-occupancy CxA phase is the final phase of the building systems commissioning procedure.
- The commissioning process outlined in the commissioning specialist manual comprised five phases, with acceptance and post-acceptance being the final two.
- The Occupancy and Operations Phases consist of these two phases.
- Some commissioning providers (CxPs) may still use acceptance and post-acceptance instead of occupancy and operations.
- The Occupancy and Operations Phase can continue indefinitely if the owner retains the CxP for some form of ongoing commissioning (OCx).

Commissioning Activities



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COMMISSIONING AND THE BUILDING DEVELOPMENT PROCESS



MONITORING AND ONGOING COMMISSIONING

- When substantial completion is claimed, the owner's operations staff should be able to operate the facility and all its systems according to the commissioning program's functionality.
- Operations staff should understand and perform commissioning program-end monitoring procedures.
- The building automation system and routine field observations will alert operations staff when controlled conditions deviate from their ranges or equipment fails.
- Electronic components and equipment can fail suddenly.
- Monitoring detects such failures by detecting sudden performance changes.
- Design and construction documents should include monitoring requirements.

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RECOMMISSIONING

- Occasionally, it may be difficult to correct the drift of a system beyond acceptable limits.
- When this condition persists, operations personnel must recommission the entire system.
- This step is not only the most likely way to discover why the system resisted a positive response to normal calibration and tweaking of control set points, but it also hone staff skills in terms of their ability to commission systems effectively.
- Developing and maintaining recommissioning skills is essential for competent personnel, as is training new personnel to attain the same level of expertise.





RECOMMISSIONING +

- Although recommissioning is easier than retrocommissioning due to the existence of functional performance test procedures and related documentation, some of the same issues that impact retrocommissioning will also have an impact on recommissioning.
- Before beginning a recommissioning project, the occupancy issues presented in Chapter 8 should be carefully considered and mitigated as the project progresses.

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