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COMMISSIONING SPECIALIST
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PRE- AND POST-OCCUPANCY PHASE COMMISSIONING PROCESS

ONLINE PROFESSIONAL COURSES LED BY THE WORLD'S TOP SPECIALISTS

ONLINE TRAINING BY KRISHNAJI PAWAR

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

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MODULE 1

Introduction and Course Outline

KRISHNAJI PAWAR - CEO & FOUNDER

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BRIEF ABOUT ME

Krishnaji PAWAR

CEO & FOUNDER



Krishnaji Pawar is founder and CEO of Beyond Smart Cities. Before being named CEO in January 2020, Krishnaji held leadership roles at Beyond Smart Cities in both Sustainability ,Energy & Environmental Consultancy.

Specialized in developing sustainable design strategies for Green Building Certification Systems (LEED, GSAS, etc.), Energy & Water Conservation, Commissioning, Environmental Impact Assessment & Environmental Management Systems.

Currently responsible for 3,787 million square feet Green Building /Energy modeling Consulting since January 2008 in UAE, India and Qatar.



WELCOME TO BEYOND SMART CITIES

Beyond Smart Cities is the world's 1st Green Technology Marketplace, connecting millions of Sustainability Specialists, Green Building Specialists, Energy Specialists, Commissioning Specialists, Environment Specialists, Health & Safety Specialists, Fire Safety Specialists, Climate Change Specialists & Green Products/Technology Manufacturers with independent talent around the globe.

Our mission is to build and support a global community of experts with the highest professional standards in sustainability, green building, energy, commissioning, environment, health & safety, fire safety, climate change, GHG accounting, carbon auditing, and GHG emissions management.



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.

Learning Objectives

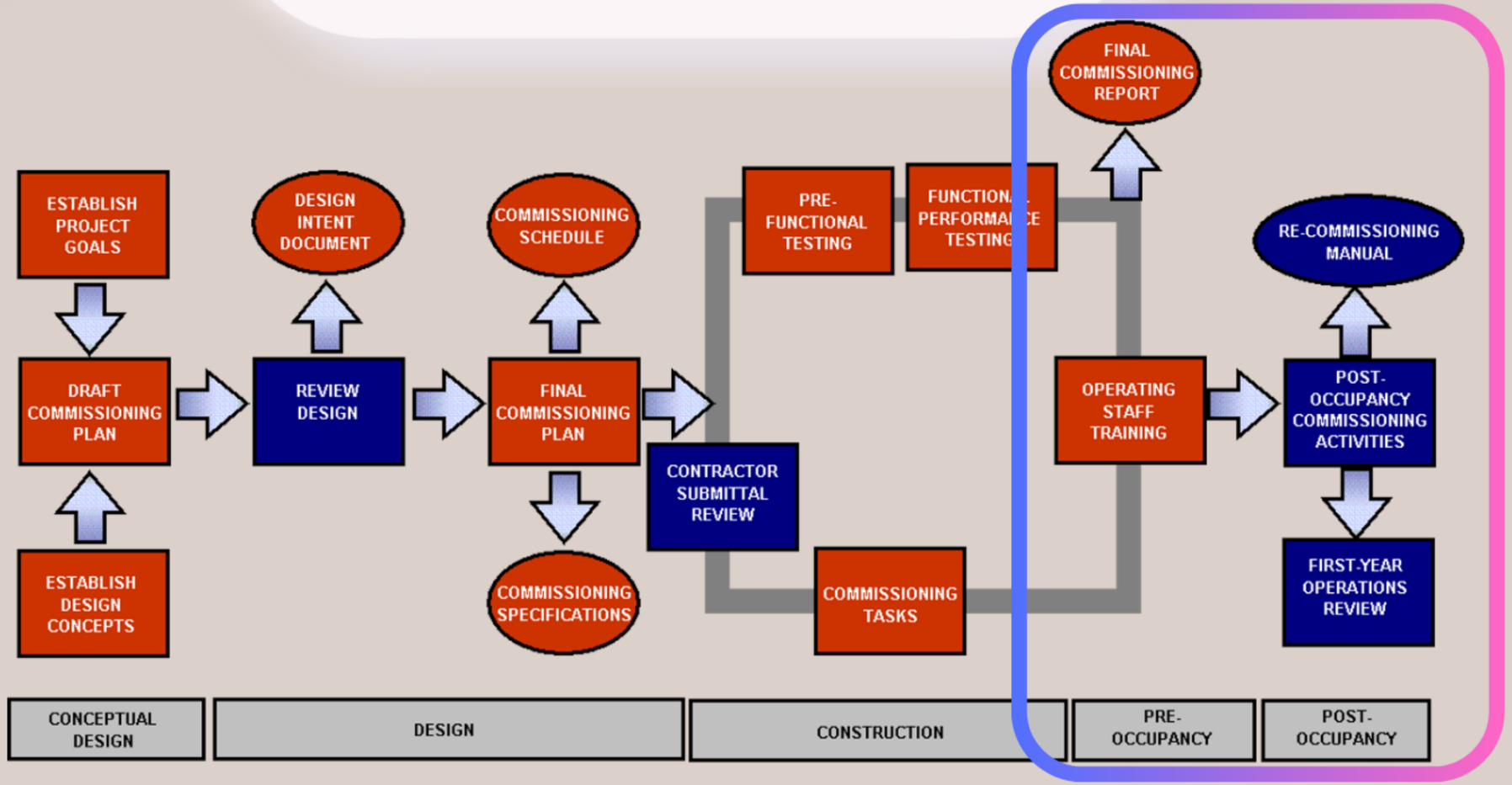
- Introduction
- Pre- and post-occupancy CxA Objectives
- Pre- and post-occupancy CxA Team
- Pre- and post-occupancy CxA Activities
- Commissioning Meetings
- Operations and Maintenance (O&M)
- Systems Manual
- Final Commissioning Report
- Seasonal or Delayed Tests and Training
- Warranty Activities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

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INTRODUCTION

- The Pre- and post-occupancy CxA phase was determined to be the final phase of the building systems commissioning procedure.
- The commissioning process outlined in the commissioning specialist manual consisted of five phases, with the acceptance and post-acceptance phases being the final two.
- These two phases compose the Occupancy and Operations Phase.
- Some commissioning providers (CxPs) may still use the terms acceptance and post-acceptance rather than occupancy and operations.
- If the owner chooses to retain the CxP for some form of ongoing commissioning (OCx), then the Occupancy and Operations Phase may continue indefinitely.

Phases of Commissioning



DEFINITION AND PURPOSES OF COMMISSIONING





Commissioning is a process - a systematic process of ensuring that a building performs in accordance with the design intent, contract documents, and the owner's operational needs.

Commissioning Review. The commissioning review is a collaborative review of the design professionals design documents for items pertaining to the following: owner's project requirements; basis of design; operability and maintainability (O&M) including documentation; functionality; training; energy efficiency, control systems' sequence of operations including building automation system features; commissioning specifications and the ability to functionally test the systems. This review is not a holistic "peer" review.

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Basis of Design (BOD):The documentation by the design team of the primary thought processes and assumptions behind design decisions that are made to meet the Owner's Project Requirements. The BOD describes the assumptions used for sizing and selection of systems (i.e. codes, standards, operating conditions, design conditions, weather data, interior environmental criteria, other pertinent design assumptions, etc.).

Owner’s Project Requirements (OPR). A written document that details the requirements of a project and the expectations of how it will function. These include project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.

Adjusting: The varying of system flows by partial- ly closing balancing devices, such as dampers and valves, and varying fan speeds to achieve optimum system operating conditions within design and in- stallation limitations.

Balancing: The methodical proportioning of air and hydronic flows through the system mains, branches, and terminal devices using acceptable procedures to achieve the specified airflow or hydronic flow within installation, testing and design limitations.

Testing: The use of specialized and calibrated instru- ments to measure parameters such as temperature, pressure, vapor flow, airflow, fluid flow, fluid quan- tities, rotational speed, electrical characteristics, velocity, sound and vibration level, air and hydronic quantities, and other data in order to determine per- formance, operation, or function.

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