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PRE- AND POST-OCCUPANCY PHASE COMMISSIONING PROCESS

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ONLINE TRAINING BY KRISHNAJI PAWAR

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

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MODULE 2

Pre- and post-occupancy commissioning

KRISHNAJI PAWAR - CEO & FOUNDER

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

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PRE- AND POST-OCCUPANCY PHASE COMMISSIONING PROCESS OVERVIEW

Pre- and post-occupancy usually begin at Substantial Completion when the building is handed over to the Owner, but some construction phase activities may continue. In the Occupancy and Operations Phase, project closeout activities and long-term maintenance and performance processes for building performance are developed and implemented.

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.



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

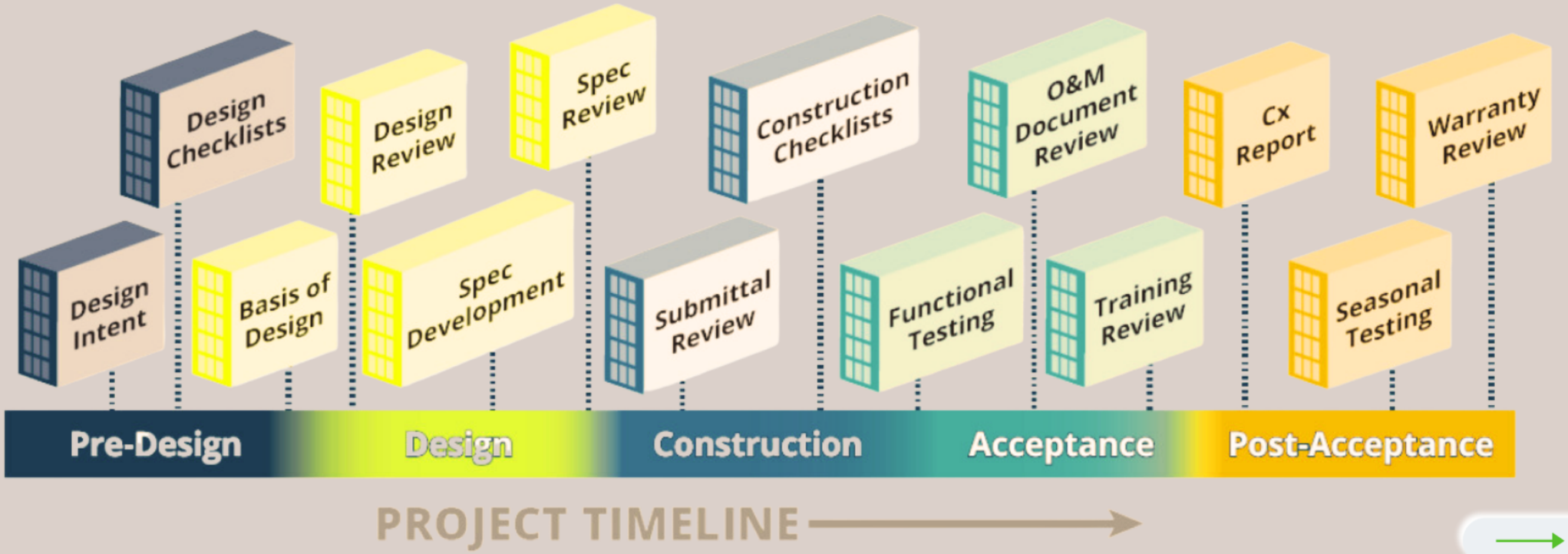


PRE- AND POST-OCCUPANCY CXA ACTIVITIES

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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CONTACT US

+91 6363032722

info@beyondsmartcities.in

learn.beyondsmartcities.in

#55,HMR Layout ,Bengaluru ,India



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