Building Commissioning From Inception to Facility Operations

Presented by:

- Andrew Suarez, San Diego Branch Manager, Twining Inc.
- Travis Short, President, Sys-Tek, A Twining Company
- Ed Roman, Western Region Commissioning Manager, Sys-Tek, A Twining Company
Statement of Purpose

- Learn about what changed under the current code and how to stay in compliance
- Explain when you should bring on a commissioning professional to be cost effective
- Learn what the typical commissioning construction phase best practices and pit falls are
- Explain how the final commissioning baseline report is useful for the life of the building
Code Changes and How to Stay in Compliance

- No significant California Code changes between 2016 and 2019 regarding commissioning
- Buildings 10,000 ft² and over: All Cx code requirements apply. Under 10,000 ft²-a portion of the Cx requirements apply.
- Future considerations for commissioning:
  - Outcome-based Energy Codes and retroCx
When to start planning for commissioning

A Commissioning Agent (CxA) should be brought on early to help with finalizing the design.

- Design Phase
  - Owner Project Requirements (OPR)
Commissioning Construction phase best practices

The best practices:

- Ensure every contractor that is participating in commissioning fully understands how testing will be executed.
- Coordinate schedule to ensure complete and operational systems prior to testing.
- Collaboration for effective issue resolution.
Commissioning Construction phase pitfalls

The pitfalls:

- Functional testing coordination with phasing
- Losing communication with the team can cause CxA to miss out on important milestones
- Lack of Pre-Commissioning prior to functional testing
Final Commissioning Report (Baseline)

- Final report requirements
- Baseline report used for the life span of the building
Post Occupancy Commissioning

- Enhanced Commissioning - 10 month Follow up with the facility staff to ensure everything is working properly

- Recommissioning
  - Not typically on the facility staff’s radar or in their budget
  - Recommended due to general decline in performance of most systems over time
  - Not currently part of the California Codes
  - Online building fault detection and diagnostics can point to when needed
QUESTIONS?
Presenter Contact Information

Andrew Suarez
Branch Manager San Diego | Twining | asuarez@twininginc.com

Travis Short, PE, NEBB CCP
President | Sys-Tek | travis.short@sys-tek.com

Ed Roman, CxA
Western Region Commissioning Manager | Sys-Tek | ed.roman@sys-tek.com
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