

GENERAL REQUIREMENTS for CONSTRUCTION

SECTION 019113 - GENERAL COMMISSIONING REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections and the Commissioning Plan, apply to this Section.

1.2 SUMMARY

- A. Section includes general, procedural, and administrative requirements that apply to implementation of commissioning.
- B. General Provisions for Commissioning:
 - 1. Selected building systems and equipment to be commissioned are identified in Division 24.
 - 2. The commissioning process shall be directed by the Commissioning Authority, provided by the Owner.
 - 3. The responsible Contractor shall act as the Commissioning Agent, and shall be responsible for executing the commissioning process as directed by the Commissioning Authority, and as defined in Division 24.
 - 4. The commissioning process is defined in Division 24 and includes responsibilities for each Commissioning Team member including the Commissioning Agent.
- C. Related Sections:
 - 1. Specification Sections referenced in Division 24, Commissioning, apply to this Section.
- D. References:
 - 1. Owner's Project Requirements (OPR), Basis of Design (BoD), and Design Intent (DI) documents.
 - 2. Dormitory Authority State of New York: Building Commissioning Guidelines – 2006 http://www.dasny.org/construc/build_comm_guide/index.php
 - 3. ASHRAE Guideline 0-2005: The Commissioning Process
 - 4. ASHRAE Guideline 1.1-2007: HVAC & R Technical Requirements for the Commissioning Process.

1.3 DEFINITIONS

- A. Basis of Design (BoD): A document prepared by the Design Professional that records how the designer has met the owner's project requirements. It includes the concepts, calculations, decisions, and product selections and how applicable regulatory requirements, standards, and guidelines have been met. The document includes descriptions and lists of individual items that support the design process.

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- B. Commissioning (Cx): A quality assurance process that documents specified systems and components are provided and tested to meet the Owner's needs and the design intent in accordance with the Contract Documents.
- C. Commissioning Agent (CA): The Contractor. For the purposes of commissioning the Contractor shall assume the role, tasks, and responsibilities of the Commissioning Agent. Note that per the Owner's Building Commissioning Guidelines, the Owner does not allow the Commissioning Authority and Commissioning Agent to be the same organization or person. The Commissioning Agent shall assign a representative with expertise and authority to act on its behalf to participate in the commissioning process.
- D. Commissioning Authority (CxA): The Professional, appointed by the Owner, to direct and coordinate the commissioning process.
- E. Commissioning Plan (Cx Plan): A document, prepared by the Commissioning Authority, defining the commissioning process including schedules, responsibilities, documentation requirements, and functional performance test requirements.
- F. Commissioning Team: Individuals and entities, as deemed appropriate by the CxA, appointed by the Owner and Contractor, having the authority to act on their behalf, explicitly organized to implement the commissioning process, through coordinated action and defined in the contract documents and the Commissioning Plan.
- G. Design Intent (DI): A document prepared by the Design Professional that summarizes design goals of the design phase.
- H. Owner's Project Requirements (OPR): A document prepared by the Design Professional that defines the functional requirements and the expectations for operation.
- I. Systems and Energy Management Manual: A composite document that expands the scope of the operation and maintenance manual by including additional information gathered by the commissioning process as required by the New York State Green Building Tax Credit, Section 638.8 (k)(2).

1.4 COMMISSIONING TEAM

- A. The Commissioning Team shall consist of, but not be limited to, the Owner, Design Professional, Commissioning Authority, Commissioning Agent, suppliers, and specialists, in accordance with the Commissioning Plan.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 019113