LEED Pilot Credit Library

Pilot Credit 65: Monitoring Based Commissioning

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Applicable Rating Systems

This credit is available for pilot testing by the following LEED project types:

- New Construction
- Core & Shell
- Schools
- Commercial Interiors
- Retail – Commercial Interiors
- Retail – New Construction
- Healthcare

Intent

To further support the design, construction, and eventual operation of a project that meets the owner project requirements related to energy, water, indoor environmental quality and durability.

Requirements

Develop monitoring-based procedures and measurement points to be included in the Commissioning Plan. Address the following:

- Roles and responsibilities
- Measurement requirements: meters, points, metering systems, data access
- List of points to be trended with associated frequency and duration for trending
- Limits of acceptable values for tracked points and metered values. Where appropriate, the acceptable values can be determined by predictive algorithms in order to dynamically compare ideal values with actual values
- Review elements that will be used to evaluate and identify performance of monitored points and associated systems, including but not limited to:
    - Conflict between systems
    - Out of sequence operation of systems components
    - Energy and water usage profiles

- An action plan for correction of operational issues and deficiencies
  - Identification of operational errors and recommended training to help ensure errors are not duplicated
  - Repairs needed to maintain performance
- Frequency of analyses in the first year of occupancy; analyses must occur at least quarterly

Credit Submittals

General:

1. Register for Pilot Credit(s) here.
2. Register a username at LEEDuser.com, and participate in online forum
3. Submit feedback survey; supply PDF of your survey/confirmation of completion with credit documentation

Credit Specific:

1. Confirm that the commissioning report contains the following:
   a. List of systems that are metered, along with meter information and points that are monitored.
   b. List of points trended with associated intervals and duration for trending
   c. Limits of acceptable values for tracked points and metered values
   d. List of issues identified regarding performance of monitoring points and associated systems, as well as corrective actions taken

2. In the executive summary:
   a. In addition to the items provided in the executive summary for EA Prerequisite 1: Fundamental Commissioning of Building Energy Systems, provide a summary of the items that are called out to be included in the commissioning report above.

Note: With the submission of this pilot credit, include the commissioning report summary that was provided for EA Prerequisite 1: Fundamental Commissioning of Building Energy Systems in upload EAp1-1.

Additional Questions

- Were there barriers to implementing the strategies used under this credit?
- How cost-effective was pursuing this credit, in relation to other credits?

Background Information

This pilot credit encourages the commissioning of monitoring points to keep buildings running at peak efficiency and support the ongoing operation of a building. Monitoring based commissioning provides projects with the benefit of identifying problems and op-

portunities that are missed with regular commissioning of a building, and therefore, further supports the design, construction, and operation of a project that meets the owner project requirements related to energy, water, indoor environmental quality, and durability.

Monitoring based commissioning is currently included in the 3rd Public Comment draft of LEED 2012 as an Option in EA Credit: Enhanced Commissioning.

Changes

Changes as a result of 3rd Public Comment (3/1/2012):

- This pilot credit is new and does not contain any changes