Upcoming Scheduled Maintenance for USGBC.org
USGBC.org will be offline from **Friday, May 6 at 9:00 pm EST until Saturday, May 7 at 12:00 pm EST**.
Email us or call 1-800-795-1747 for assistance. Thanks for your patience.

LEED O+M: Existing Buildings | v3 - LEED 2009

Existing building commissioning - ongoing commissioning

EAc2.3 | Possible 2 points

Glossary

Intent

To use commissioning to address changes in facility occupancy, use, maintenance and repair. Make periodic adjustments and reviews of building operating systems and procedures essential for optimal energy efficiency and service provision.

Requirements

Implement an ongoing commissioning program that includes elements of planning, system testing, performance verification, corrective action response, ongoing measurement and documentation to proactively address operating problems.

Create a written plan that summarizes the overall commissioning cycle for the building by equipment or building system group. The ongoing commissioning cycle must not exceed 24 months. This plan must include a building equipment list, performance measurement frequency for each equipment item and steps to respond to deviation from expected performance parameters.

Complete at least half of the scope of work in the first commissioning cycle (as indicated by the percentage of the plan's total budget) prior to the date of application for LEED 2009 for Existing Buildings: Operations & Maintenance. Only work completed within 2 years prior to application may be included to show progress in the ongoing commissioning cycle.

Update the building operating plan and/or systems narrative as necessary to reflect any changes in the occupancy schedule, equipment run-time schedule, design set points, lighting levels or system specifications.

Pilot Alternative Compliance Path Available

This credit has an alternative compliance path available for the use of ISO 50001: Energy Management Systems. For more information see Pilot ACP 86: LEED 2009 EBOM ACPs for ISO 50001.

LEED 2009 EBOM Supplement with ISO 50001 ACPs