



Ongoing commissioning

Possible 3 points

Intent

To use the existing building commissioning process to improve building operations, energy, and resource efficiency.

Requirements

Establishment

Meet the requirements of EA Credit Existing Building Commissioning—Analysis and EA Credit Existing Building Commissioning—Implementation.

Establish an ongoing commissioning process that includes planning, point monitoring, system testing, performance verification, corrective action response, ongoing measurement, and documentation to proactively address operating problems in the systems being commissioned.

Develop an on-going commissioning plan that defines the following:

- roles and responsibilities;
- measurement requirements (meters, points, metering systems, data access);
- the points to be tracked, with frequency and duration for trend monitoring;
- the limits of acceptable values for tracked points and metered values;
- the review process that will be used to evaluate performance;
- an action plan for identifying and correcting operational errors and deficiencies
- planning for repairs needed to maintain performance;
- the frequency of analyses in the first year (at least quarterly); and
- the subsequent analysis cycle (at least every 24 months).

Performance

Apply the requirements below to all direct energy-consuming or energy-producing systems, including lighting, process loads, HVAC&R, domestic water heating, and renewable energy.

- Update the systems manual with any modifications or new settings, and give the reason for any modifications from the original design. Define methods for improving operations and maintenance.
- Include quarterly reports during the first year of implementation and annual reports on the performance of building systems.

Continue to update the facility's operating and maintenance plan and current facilities requirements to reflect actual conditions and issue annual revisions of these documents.

Only activities associated with ongoing commissioning completed within two years of the LEED application may be included to show progress.