

Who Can Be the Commissioning Authority

LEED 2.2 New Construction EA PR 1; C 3

01/03/06 LEED 2.2 Cx Subcommittee

Party Acting as the Commissioning Authority (CxA)	Fundamental Commissioning Prerequisite [2, 4; 5]		Enhanced Commissioning Credit [3, 4; 5]
	<50k sf	>=50k sf	
1. Employee or subcontractor of the General Contractor with construction responsibilities	Y		
2. Employee or subcontractor, with construction responsibilities, of the Construction Manager (CM) who holds constructor contracts	Y		
3. Employee or subcontractor, with project design responsibilities, of the Architect or Engineer of Record (A/E)	Y		
4. Disinterested [1] employee or a subcontractor of the General Contractor or CM	Y	Y	
5. Disinterested [1] employee of the A/E	Y	Y	
6. Disinterested [1] subcontractor to the A/E	Y	Y	Y
7. Construction Manager not holding constructor contracts	Y	Y	Y
8. Independent consultant contracted to Owner	Y	Y	Y
9. Owner employee or staff	Y	Y	Y

[1] “Disinterested” means an employee or subcontractor who has no project responsibilities other than commissioning.

[2] Fundamental Cx Prerequisite requirements (summary—see USGBC requirements for more detail):

1. Designate a commissioning authority.
2. Owner documents owner project requirements (OPR). A/E develops basis of design (BOD). CxA reviews.
3. Develop and use commissioning requirements in construction documents.
4. Develop and use a commissioning plan.
5. Verify installation and performance of systems.
6. Complete a summary commissioning report.

[3] Enhanced Cx Credit requirements (summary): (the CxA individual must themselves do 2, 3; 6)

1. Prior to construction documents phase designate an independent commissioning authority to oversee “all commissioning activities.”
2. CxA to perform review of OPR, BOD and design documents prior to mid-construction documents phase and perform a back-check.
3. CxA to review contractor submittals.
4. Develop a systems manual.
5. Verify operator and occupant training.
6. CxA to perform a post-occupancy review.

[4] The “all” in the Enhanced Cx Requirement 1 means if one is seeking the Enhanced Cx credit, the same CxA overseeing the Enhanced Cx tasks must also oversee the Fundamental Commissioning tasks.

[5] Regardless of who the CxA works for, they “shall have documented commissioning authority experience in at least two building projects” and ideally meet the minimum qualifications of having “a high level of experience in energy systems design, installation and operation, commissioning planning and process management, hands-on field experience with energy systems performance, interaction, start-up, balancing, testing, troubleshooting, operation, and maintenance procedures and energy systems automation control knowledge.”