

SECTION 01 91 00 {01810}

COMMISSIONING

{COMMISSIONING}

This section includes administrative and procedural requirements for commissioning selected systems. Specific commissioning requirements for each system are specified in other sections.

This section is based on premise of using Owner-Contractor Agreement, General Conditions, and associated documents published by AIA or EJCDC delineating contractual requirements for the Work. This section supplements those requirements. When other documents are used for Project Manual, edit this text accordingly.

Articles included in this section (and summarized in SECTION INCLUDES article below) may repeat, supplement, or complement statements described in project bid documents. For purposes of contract enforceability, coordinate those statements.

Contact the CSRF Support Center at supportcenter@csrf.org to submit comments or suggestions for improvements to this specification. Visit the SPECTEXT web site at www.spectext.com for current product announcements.

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Commissioning description.
2. Submittals.
3. Commissioning services.
4. Commissioning responsibilities.
5. Commissioning meetings.
6. Commissioning reports.
7. Test equipment.
8. Verification check and startup procedures.
9. Functional performance test procedures.
10. Function performance test methods.
11. Deficiencies and test approvals.
12. Demonstration.

B. Related Sections:

1. Section 23 08 00 - Commissioning of HVAC: Mechanical systems commissioning requirements.
2. Section [_____-_____]: Electrical systems commissioning requirements.
3. Section [_____-_____]: Plumbing systems commissioning requirements.

C. Related Sections:

1. Section [_____-_____]: Plumbing systems commissioning requirements.
2. Section 15992 - HVAC Commissioning: Mechanical systems commissioning requirements.
3. Section [_____-_____]: Electrical systems commissioning requirements.

Include the following when Commissioning Authority services are provided and paid under an allowance. Coordinate allowance amount with Section 01200.

- D. Allowances: Include under provisions of Section 01 20 00 - Price and Payment Procedures {01200 - Price and Payment Procedures}. Allowance includes furnishing Commissioning Authority services.

1.2 REFERENCES

List reference standards included within text of this section. Edit the following for Project conditions.

- A. Associated Air Balance Council:
1. AABC - AABC Commissioning Guideline.
- B. American Society of Heating, Refrigerating and Air-Conditioning Engineers:
1. ASHRAE Guideline 1 - The HVAC Commissioning Process.
- C. National Environmental Balancing Bureau:
1. NEBB - Procedural Standards for Building Systems Commissioning.

1.3 COMMISSIONING DESCRIPTION

- A. Commissioning: Systematic process of ensuring systems perform interactively according to design intent and Owner's operational needs. Commissioning process encompasses and coordinates system documentation, equipment startup, control system calibration, testing and balancing, performance testing and training, and verification of actual performance.
- B. Commissioning Intent:
1. Verify equipment and systems are installed in accordance with manufacturer's instructions, industry accepted minimum standards, and Contract Documents.
 2. Verify equipment and systems receive adequate operational checkout by Contractor.
 3. Verify and document proper performance of equipment and systems.
 4. Verify complete operation and maintenance documentation is delivered to Owner.
 5. Verify Owner's operating personnel are adequately trained.
- C. Equipment and Systems to Be Commissioned: Refer to Section [23 08 00 {15992}] and [_____] for equipment and system lists.
- D. Commissioning does not relieve Contractor of responsibility to provide finished and fully functioning Project.