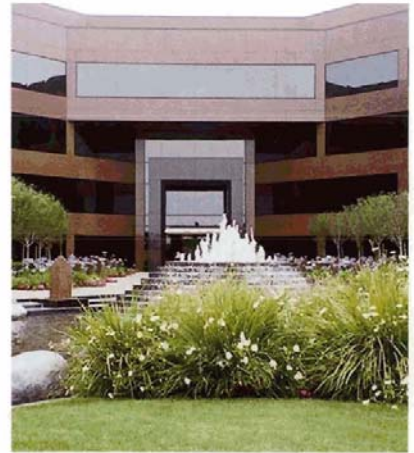


What Can Commissioning Do For Your Building?

Written and researched by
PECI

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The Buzz on Commissioning

As the owner or manager of a commercial building, you may have begun to hear the term building commissioning. Perhaps your utility representative mentioned it to you, or you heard about it from a firm that provides commissioning services. Or perhaps you heard the term from another building owner or manager. In any case, commissioning is beginning to get a “buzz”.

But what is building commissioning? Is it just the latest fad in the building construction and operation & maintenance industries? Advocates of commissioning note that it can result in:

- Improved system performance
- Improved operation and maintenance
- Improved indoor air quality and thermal comfort
- Improved energy efficiency (reduced energy bills)

and other benefits for both new and existing facilities. Advocates say that the cost of commissioning is exceeded by the long-term benefits and improved asset value of commissioned buildings.

Commissioning goes beyond testing, adjusting and balancing (TAB) and traditional inspections. Commissioning involves functional testing to determine how well mechanical and electrical systems work together. Commissioning seeks to determine whether equipment meets a facility’s operational goals or whether it needs to be adjusted to improve efficiency and overall performance.

These activities are not, as many owners and managers believe, part of the typical design and construction process or part of standard operation and maintenance service contracts. Owners who have commissioned their buildings are spreading the word about its benefits to other building owners and managers. Owners who are just learning about commissioning are often excited about its potential, but somewhat daunted by the extra cost involved. What benefits can they really expect to see? And what costs should they expect to pay? This brochure answers these questions about building commissioning and more.

