# Commissioning and Tuning

### Credit 2

### Design Review Submission [x]  As Built Submission [ ]

### Project Name: [Name]

### Project Number: GS- [####]

|  |  |  |  |
| --- | --- | --- | --- |
| Total Points available: | 4 | Points claimed: | [#] |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Criterion Name | Criterion Description | Points Available | Points Claimed |
| **2.0** | **Environmental Performance Targets** | Documented targets for the environmental performance of the project must be set. | Minimum Requirement | [Y/N] |
| **2.1** | **Services and Maintainability Review** | A comprehensive services and maintainability review of the project is performed. | 1 |  [ ]  |
| **2.2** | **Building Commissioning** | Comprehensive pre-commissioning activities are performed for all nominated building systems. | 1 | [ ]   |
| **2.3** | **Building Systems Tuning** | A tuning process is in place that addresses all nominated building systems. | 1 | [ ]   |
| **2.4** | **Independent Commissioning Agent** | An Independent Commissioning Agent (ICA) has been utilised to advise, monitor, and verify the commissioning and tuning of the nominated building systems throughout the design, tender, construction, commissioning and tuning phases. | 1 | [ ]  |

## Project-Specific Technical Questions

|  |  |
| --- | --- |
| There are no project-specific technical questions for this credit. | [ ]  |
| There are project-specific technical questions for this credit and all responses received from the GBCA are attached. | [ ]  |
|

|  |
| --- |
| The following GBCA FAQs have been applied for this project, the FAQ numbers are listed, and attached |

 | [#] |

## 2.0 Environmental Performance Targets

The project team has set and documented targets for the environmental performance of the project. The following is included in the design intent report or owner’s project requirements (OPR) document:

|  |  |
| --- | --- |
| **Document Content** | **Project Document**Refer to specific relevant section of the document (page no. or section)  |
| Definition of all nominated systems. | [####] |
| Description of the basic functions, operations, and maintenance of the nominated systems. | [####] |
| Detail of the main components. | [####] |
| Target for energy consumption and budget for energy. | [####] |
| Target for water consumption and budget for water. | [####] |
| Indoor environment parameters. | [####] |
| Description of metering and monitoring systems.  | [####] |

Note: See Compliance Requirements for further detail on document content requirements.

## 2.1 Services and Maintainability Reviews

A comprehensive services and maintainability review of the project has been performed.

Please provide a short description of how this credit requirement has been met and details of those responsible for the review.

Identify where this information can be found within the supporting documentation provided.

|  |  |
| --- | --- |
| **Supporting Documentation** (Name / title / description of document) | **Reference**(Page no. or section) |
| [####] | [####] |
| [####] | [####] |

## 2.2 Building Commissioning

Comprehensive pre-commissioning and commissioning activities have been performed for all nominated building systems.

### 2.2.1 Commissioning Specification

|  |  |
| --- | --- |
| Commissioning requirements for the project are listed in the contractual tender or construction documentation for the project. | [ ]  |

### 2.2.2 Commissioning PLan

|  |  |
| --- | --- |
| A commissioning plan has been developed for the project. | [ ]  |

### 2.2.3 Air Permeability Testing

|  |  |
| --- | --- |
| Air permeability tests has been carried out by a suitably qualified practitioner, in accordance with an approved standard, over a minimum area of the building. The test results do not exceed the ‘maximum’ air permeability rates outlined in Table 2.2.1.  | [ ]  |
| **Industrial projects:** The requirements for Air Permeability Testing were excluded for unconditioned spaces, in particular warehouse space. | [ ]  |

### Industrial Projects

Where the project is being delivered as speculative (without a tenant):

|  |  |
| --- | --- |
| The commissioning plan includes guidance for tenants to avoid impact on base building systems, including handover documentation. | [ ]  |
| Template commissioning method statements for expected tenant plant cover all nominated systems where possible. | [ ]  |

Please provide a summary of the process carried out as part of the building commissioning plan and a short description of how this requirement has been met.

Identify where this information can be found within the supporting documentation provided.

|  |  |
| --- | --- |
| **Supporting Documentation** (Name / title / description of document) | **Reference**(Page no. or section) |
| [####] | [####] |
| [####] | [####] |

## 2.3 Building Systems Tuning

A tuning process is in place that addresses all nominated building systems.

|  |  |
| --- | --- |
| Operating and Maintenance Manuals have been developed in accordance with approved standards and guidelines | [ ]  |
| A building tuning manual or plan has been developed in accordance with the approved standards and guidelines | [ ]  |
| A building tuning team has been created, including the facilities manager, the owner’s representative and the ICA (if applicable).  | [ ]  |
| The owner has engaged parties to tune the nominated systems.  | [ ]  |

### Industrial Projects

Where the project is being delivered as speculative (without a tenant):

|  |  |
| --- | --- |
| Tuning of tenant installed systems is exempt, but base building air handling, heating and cooling systems has been tuned irrespective of whether tenants have modified it or not. | [ ]  |

Provide a short description of the building tuning commitment that has been agreed.

Identify where this information can be found within the supporting documentation provided.

|  |  |
| --- | --- |
| **Supporting Documentation** (Name / title / description of document) | **Reference**(Page no. or section) |
| [####] | [####] |
| [####] | [####] |

## 2.4 Independent Commissioning Agent

|  |  |
| --- | --- |
| At least one of the credit requirements for ‘Serviced and Maintainability Review’ (2.1), ‘Building Commissioning’ (2.2) or ‘Building Systems Tuning’ (2.3) have been achieved. | [ ]  |
| An Independent Commissioning Agent (ICA) has advised, monitored, and verified the commissioning and tuning of the nominated building systems throughout the design, tender, construction, commissioning and tuning phases. | [ ]  |

Please provide details of the Independent Commissioning Agent and the services they provided to the project.

Identify where this information can be found within the supporting documentation provided.

|  |  |
| --- | --- |
| **Supporting Documentation** (Name / title / description of document) | **Reference**(Page no. or section) |
| [####] | [####] |
| [####] | [####] |

## Discussion

Outline any issues you would like to highlight and clarify with the Certified Assessor(s).

## Declaration

I confirm that the information provided in this document is truthful and accurate at the time of completion.

Provide author details, including name, position and email address:

[Date]

 ––– **Report end** –––