



LEED 2009 for Existing Buildings: Operations and Maintenance EA CREDIT 2.3: EXISTING BUILDING COMMISSIONING ONGOING COMMISSIONING

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

This active sample form has been modified for offline access. Modified fields and instructions are indicated in purple.
Sample forms are for reference only.

Application Date: Date on which the project team expects to first submit LEED documentation for preliminary review (may be different from actual submission date):

May 31, 2012

- ☒ The project team has implemented an ongoing commissioning program that includes elements of planning, system testing, performance verification, corrective action response, ongoing measurement and documentation to proactively address operating problems.

Upload EAc2.3-1. Provide documentation that summarizes the overall commissioning cycle for the project building and associated grounds by equipment or system group.

Include the following information:

- A stated commissioning cycle frequency of no more than 24 months.
- A building equipment list, outlined by system or component type, including performance measurement frequency for each component type and procedures for responding to deviations from expected performance parameters.
- An estimated budget for completion of the overall commissioning cycle, including estimated costs for the completion of each major commissioning task within the cycle.

STEP 1: Upload a summary of the commissioning cycle including a schedule for commissioning components and budget for completion.

Upload

Files: 1

Complete the Table EAc2.3-1 with summary data for all tasks related to the ongoing commissioning program. Include the estimated and/or actual commissioning cost of each task or task group, and check whether or not the task has been completed within the last two years; for work that has been completed, indicate the date the work was completed. For all tasks, indicate the total estimated and/or actual cost for completing the work. The cost summary must show that the scope for the first commissioning cycle has been completed, as defined by either the estimated or actual cost of the scope completed to date.

Table EAc2.3-1. Ongoing Commissioning

Commissioning Activity	Responsible Party	Completed During First Cycle Within 2 Years of Application Date	Date Completed (If Complete)	Cost of Completed Work (Estimated or Actual) (\$)
Developing Ongoing Commissioning Plan	Friendly Cx Inc	<input checked="" type="checkbox"/>	Dec 8, 2011	\$2500
Functional Testing AHU	Friendly Cx Inc	<input checked="" type="checkbox"/>	Jan 12, 2012	\$3800
Functional Testing Chiller	Friendly Cx Inc	<input type="checkbox"/>		\$6600
Functional Testing VAV	Friendly Cx Inc	<input checked="" type="checkbox"/>	Jan 12, 2012	\$4000

Step2: Complete the commissioning table to confirm that at least 50% of the scope has been completed.

Commissioning Activity	Responsible Party	Completed During First Cycle Within 2 Years of Application Date	Date Completed (If Complete)	Cost of Completed Work (Estimated or Actual) (\$)
Calibration BAS & Lighting	Friendly Cx Inc	<input checked="" type="checkbox"/>	Jan 12, 2012	\$3000
BAS Trend Analysis	Friendly Cx Inc	<input type="checkbox"/>		\$2000
Commissioning Report	Friendly Cx Inc	<input type="checkbox"/>		\$3000
Total cost of ongoing commissioning completed during first cycle within 2 years of application date (\$)				\$13300
Total cost of ongoing commissioning per cycle (\$)				24,900
Percent of first cycle scope completed (%)				53.41

Select one of the following:

- ☒ Implementation of operational improvements resulted in changes in the Building Operating Plan (from EA Prerequisite 1).
- ☐ No updates or revisions to the Building Operating Plan were necessary as a result of operational improvements.

Upload L-15. Provide a summary of the significant updates or revisions to the Building Operating Plan including changes in the occupancy schedule, equipment run-time schedule, design set points and/or lighting levels due to operational improvements.

Upload

Files: 1

Select one of the following:

- ☒ Option 1: Commissioning Process
- ☐ Option 2: ASHRAE Level II Energy Audit
- ☐ Option 3: EA Credit 2.1 will not be pursued

Step3: Confirm if operational improvements resulted in any changes to the Building Operating Plan from EAp1. If so, upload a summary of the updates.

Note that generally, only projects that pursue Option 1 will be set up to meet the ongoing commissioning requirements. The activities associated with the ASHRAE Level II Audit do not typically entail the level of rigor necessary to satisfy the ongoing commissioning requirements.