

COMMISSIONING GUIDE SPECIFICATIONS

SECTION 01040 COORDINATION COMMISSIONING AGENT AND GENERAL REQUIREMENTS

Spec writer:

The following guide specifications are intended to be reviewed, modified and inserted into the noted specification section to meet the specific commissioning needs and requirements for the current project. Any modifications to these specifications shall only be made after consultation with the Owner's representative and with approval of the engineer of record. Where there are check boxes or fill-in blanks, fill in as appropriate and delete all but the choice(s) that apply. Delete all direction boxes.

THIS VERSION (A) OF THIS SECTION APPLIES WHEN THE COMMISSIONING AUTHORITY IS HIRED BY THE OWNER'S CONSTRUCTION MANAGER OR DIRECTLY BY THE OWNER

(The Commissioning Authority is the party personally directing the day-to-day commissioning activities)

Alert the Contractor that this project will be commissioned and that the Contractor will be responsible to carry out the execution of the commissioning process under the direction and approval of the Commissioning Authority.

Include the following section under PART 1 - GENERAL:

PART 1 - GENERAL

1.1 COMMISSIONING

- A. This project will have selected building systems commissioned. The equipment and systems to be commissioned are specified in Section 17100, Part 1.4. The commissioning process, which the Contractor is responsible to execute, is defined in Division 17. The commissioning process will be directed by a Commissioning Authority whose services will be provided by the Owner.

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- B. Abbreviations. The following are common abbreviations used in the *Specifications* and in the *Commissioning Plan*. Definitions are found in Section 17100, Part 1.6.

A/E-	Architect and design engineers	FT-	Functional performance test
CA-	Commissioning Authority	GC-	General contractor (prime)
CC-	Controls contractor	MC-	Mechanical contractor
CM-	Construction Manager (the Owner's representative)	PC-	Prefunctional checklist
Cx-	Commissioning	PM-	Project manager
Cx Plan-	Commissioning Plan document	Subs-	Subcontractors to General
EC-	Electrical contractor	TAB-	Test and balance contractor

List the Commissioning Authority under the following section:

1.2 ADMINISTRATIVE / SUPERVISORY PERSONNEL

- A. Commissioning Authority: the Owner will provide the services of a qualified Commissioning Authority. The responsibilities of the Commissioning Authority are defined in Division 17. The Commissioning Authority directs and approves the commissioning work.

If the Test and Balancing Contractor (TAB) will be hired by someone other than the Owner, have the TAB qualifications submitted and approved by the Owner and refer to the requirement here, per the language below. Otherwise include wording that the Owner will provide the services of a qualified TAB contractor, similar to that for the Commissioning Authority above.

- B. Test and Balance Contractor (TAB) Qualifications. The Contractor will provide the services of a qualified test and balance contractor, approved by the Owner, as specified in Section 15990.
- C. Controls Contractor and Lead Technician Qualifications. The Control contractor and the lead technician shall be approved by the Owner as specified in Section 15950.

Though not directly applicable to this section, an important reminder is made here: The Spec Writer should review any quality assurance sections, particularly 01400, and make sure that any stock language about costs of testing being the Owner's responsibility are correctly reflected consistent with the commissioning specifications.

END OF GUIDE SPECIFICATION SECTION