

6. Proper Commissioning and Recommissioning

Mindset: *If you are not measuring, you are only practicing.*

OBJECTIVE

Establish benchmark data so that operation of equipment can be reviewed and evaluated.

DIRECT SYSTEMS

Commissioning

- ☐ **Planning:** Decide which process is needed and when to apply the procedure for minimum disruption of service.
- ☐ **Design:** Ensure design parameters fit the performance of installed equipment. Record readings in commissioning report.
- ☐ **Budgeting:** Allowance criteria, payback expectations.
- ☐ **Commissioning staff:** Testing and Balancing (TAB) personnel with contractor staff and independent engineer.
- ☐ **Instrumentation/Tools:** Through accredited, independent third parties.
- ☐ **Testing:** Benchmark equipment and decide if objectives have been met; has required system performance been reached?
- ☐ **Results/Repairs/Retest:** Performed by contractor staff and witnessed by an independent third party.
- ☐ **O&M:** Training by contractor's staff or owner's staff.
- ☐ **Commissioning Documentation:** Completed by contractor and checked by an independent engineer.
- ☐ **Monitoring Performance/Energy Utilization:** Completed by contractor staff and given to owner representative after independent engineer approval.

Retrocommissioning

- ☐ Perform commissioning activities on equipment that has not been commissioned before.
- ☐ Repeat all commissioning steps.

MEASURE OF SUCCESS

- ✓ Keep a thorough record of benchmark data to look back at system performance over time.

INDIRECT SYSTEMS

Commissioning

- ☐ Follow same commissioning steps as for Direct Systems.

Recommissioning

- ☐ Follow same commissioning steps as for Direct Systems.

Retrocommissioning

- ☐ Follow same retrocommissioning steps as for Direct Systems.

For additional guidance, see *Assessing RAC Plant Sustainability*.

