

SIGNIFICANCE

The new buildings are expected to perform at the designed levels during occupancy. However, over a period of time, the building systems do not function as they are intended to. Recommissioning is a process that checks the operation and maintenance of buildings to identify ways to improve overall performance and to be in line with the design parameters.

Recommissioning of existing buildings helps to identify and address system inefficiencies, that can cause building owners / tenants to incur high operating and maintenance costs. Recommissioning also helps to enhance building's energy performance and evaluate and improve building occupant's thermal comfort level. Recommissioning helps the building operating staff to have the knowledge and documents needed to service and maintain the building.

APPLICABILITY

This regulation is applicable to all building types, except villas. Refer to Table 101.07(2) in Section One - Administration for detailed applicability levels.

IMPLEMENTATION

This regulation ensures that all buildings with a cooling load of 2 MW or greater continue to operate as designed for its full operating life.

Recommissioning is a systematic process of ensuring the building systems such as HVAC, lighting and control systems that have been already commissioned, continue to operate optimally to meet the current building needs. Recommissioning also identify ways to improve overall building performance.

Prior to commencing recommissioning works, the following information must be gathered, which would form the basis of recommissioning works for the building:

- Commissioning Reports
- O&M Manuals
- Testing, adjusting and balancing (TAB) reports
- As-built drawings
- An equipment list with nameplate information, dates of installation and submittals including pump curves and fan curves
- Current maintenance logs or schedules
- Control system documentation, such as sequences of operation, special control strategies, control diagrams, points list, control programming, etc.

This regulation intends the following process be implemented as a part of recommissioning.

1. Re-Commissioning Plan

The recommissioning plan for the existing building must be developed that outlines the current facility requirements, sequence of operation and O&M plan. The systems and parameters that must be verified as part of this regulation, roles and responsibility and documentation requirements associated with the recommissioning process.