

The system performance and testing results are well documented during the commissioning process and hence will be helpful for building operational staff.

APPLICABILITY

This regulation is applicable to all building types, except villas. Refer to Table 101.07(1) in Section One - Administration for detailed applicability levels.

IMPLEMENTATION

This regulation states that all the new buildings (other than villas) having a cooling load of 1 MW or greater, must ensure that all building services like air distribution systems, water distribution systems, lighting, central control and building management systems, refrigeration systems and boilers are commissioned in accordance with CIBSE Commissioning Code or any other code or standard approved by Dubai Municipality (DM).

Commissioning process is different from HVAC TAB (Testing, Adjusting and Balancing). TAB is used to achieve proper operation of HVAC systems by performing air and hydronic measurement and adjust it based upon the design flows to achieve optimum performance. Whereas, commissioning is the process of assuring that all systems and components of a buildings are designed, installed, tested, operated and maintained according to the operational requirements of the owner, design and commissioning specifications.

Commissioning process is a quality driven process to achieve, document and evaluate the results of building performance to meet the design intent as well as operational needs. The manufacturing and installation of the systems have complex procedures; hence it is important that proper testing and commissioning is carried out, to ensure correct and optimised operation of systems.

To ensure that the commissioning is carried out in accordance with the code used, the following process must be followed by project teams:

1. Commissioning Plan

Commissioning plan should be developed that would outline the scope, the responsibilities, processes and schedules considering the interdependencies of all the building services. The commissioning plan developed shall at least contain the following information:

- General information of the project (project location, size, type of use, timelines, etc.)
- Details of commissioning team for each stage of commissioning (commissioning team member with contact information)
- Systems to be commissioned and scope of work (a detailed scope of work highlighting which systems will be commissioned and what commissioning tasks will be carried out)
- Commissioning schedule (highlighting dates when key commissioning activities need to be completed in line with project construction schedule)
- Roles and responsibility of each commissioning team members
- Documentation requirements associated with commissioning process

2. Construction Review

Construction drawings and technical submittal should be reviewed, to ensure that all features and components that are necessary to perform commissioning of the system is considered.