

IDP-R3: Commissioning

Intent	To ensure that public realm systems perform as designed, to provide amenity and ongoing efficiency.
Credit Requirements	<p>GENERAL</p> <p>Demonstrate that:</p> <ul style="list-style-type: none"> ▪ An independent Commissioning Agent, reporting to the project owner, is engaged as part of the project design team throughout the design and construction stages; ▪ Comprehensive commissioning requirements are included in project specifications and construction contracts and a commissioning plan is developed; ▪ At completion, the systems have been commissioned by an independent commissioning specialist(s); and ▪ The commissioning plan has been reviewed and verified prior to project completion. <p>ADDITIONAL REQUIREMENT/CLARIFICATIONS</p> <p>Individual Streetscapes, Local Public Open Space and Neighbourhood Public Open Space</p> <p>The independent Commissioning Agent role can be carried out by an appropriate project team member.</p>
Credit Submission: Design Rating	<ul style="list-style-type: none"> <input type="checkbox"/> CV of Commissioning Agent; <input type="checkbox"/> Contract with the Commissioning Agent; <input type="checkbox"/> Basis of Design (BoD) narrative; <input type="checkbox"/> Design documentation review(s); and <input type="checkbox"/> Commissioning plan developed in line with BSRIA BG 11/2010, including: <ul style="list-style-type: none"> ▫ Project team members and their roles; ▫ Systems to be commissioned; and ▫ Commissioning programme.
Credit Submission: Construction Rating	<ul style="list-style-type: none"> <input type="checkbox"/> List of all meetings attended by the Commissioning Agent through commissioning period and project handover, including dates; <input type="checkbox"/> Final commissioning report, including: <ul style="list-style-type: none"> ▫ Construction documentation review(s); and ▫ Verification of installation. <input type="checkbox"/> Operations and Maintenance Manual (OMM) developed in line with BSRIA BG 1/2007.
Calculations and Methodology	<p>Commissioning is a collaborative effort. Specific roles played by various project team members are as follows:</p> <p>The independent Commissioning Agent must oversee and lead the commissioning process as follows:</p> <ul style="list-style-type: none"> ▪ Review design documentation and make recommendations to the design team; ▪ Review construction documentation make recommendations to the project team; ▪ Prepare or review the commissioning plan in line with BSRIA BG 11/2010; ▪ Review and approve the results of commissioning and performance testing; and ▪ Provide design stage, construction stage and final commissioning reports. <p>The Contractor must perform the following prior to construction completion:</p> <ul style="list-style-type: none"> ▪ Account for the commissioning, responsibilities and criteria within the project's