

GG312-14

1007.4 (New)

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Add new text as follows:

1007.4 Post occupancy mechanical system re-commissioning. The commissioning activities specified for mechanical systems in Sections 611.1.2 through 611.1.3 shall be repeated 18 to 24 months after certificate of occupancy. Systems and control devices that are not functioning properly shall be repaired or replaced. Adjustments to calibration settings shall be documented. This documentation shall be provided to the building owner.

Reason: As soon as a new building is completed and occupied it becomes an “existing building”. The intent of the existing building provisions in the IgCC is that the sustained performance of the building be in accordance with the building’s design and anticipated operation. This proposed revision will further that goal by requiring post-occupancy re-commissioning of buildings after they have been occupied and in use for 18-24 months.

The items noted in the pre-occupancy commissioning criteria for mechanical equipment are susceptible to changes over time due to equipment malfunction or operational changes made by the building users as they learn how to use the building. By requiring that the building be “tuned up” based on the original equipment commissioning criteria after it has been “broken in” this proposal would result in improved building efficiency and provide for improved occupant comfort as well.

Cost Impact: Will not increase the cost of construction

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