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Part 1: New buildings

Planification du processus du commissionnement des bâtiments —

Partie 1: Nouveaux bâtiments

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Foreword

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This document was prepared by Technical Committee ISO/TC 205, *Building environment design*.

A list of all parts in the ISO 24359 series can be found on the ISO website.

Any feedback or questions on this document should be directed to the user's national standards body. A complete listing of these bodies can be found at www.iso.org/members.html.

Introduction

This document applies to the development of the building commissioning plan, which documents the building commissioning (Cx) process for selected systems or assemblies at each phase of the project, from pre-design through occupancy and operation. This document establishes normative requirements for commissioning planning during indoor environment design process in a framework consistent with ISO 16813 and the other commissioning international standards under development for functional performance testing of specific components relating to the indoor environment and the energy use such as the ISO 19455 series and ISO 21105 series. While "commissioning" is used in a range of industries and contexts with different meanings, such as a singular event at the end of an industrial construction project, this document addresses the commissioning process that occurs throughout the design, construction, and first year of new building or major renovation projects.

Building commissioning experience shows that early initiation of commissioning and clear communication of the commissioning process to project team members from the beginning of design are common characteristics of higher value commissioning processes and approaches. Therefore, this document, while intended for use at the design stage of the project, describes requirements for the commissioning process beyond the design stage. This allows the commissioning requirements to be appropriately embedded in the project documents so that, as procurement proceeds, commissioning requirements are clearly conveyed to affected members of the project team, whether owners, designers, contractors, operators, or occupants.

This document can be applied to any type of system or assembly being commissioned in new building and major renovation or system replacement construction projects. The commissioning plan is developed by the commissioning provider for use by project team members and other stakeholders to determine the tasks and activities required to commission the project, including post-occupancy commissioning tasks associated with the project, in accordance with the owner's project requirements.

Commissioning providers use this document to develop a project-specific commissioning plan, which documents the systems or assemblies to be commissioned, the scope of tasks associated with the process to achieve the owner's project requirements (OPR), and the work plan to accomplish those tasks. The systems or assemblies to be commissioned and the commissioning requirements for the project are established by the owner with the support of the commissioning provider. This document prescribes the minimum set elements to be in the commissioning plan that can be commonly applied, regardless of which systems or assemblies are being commissioned on a project.

This document establishes the requirements for the rigor and duration of the commissioning process. These requirements range from basic commissioning with an emphasis on construction and turnover, to enhanced commissioning with more substantial activities during design and in the first year of the building's working life. The framework addresses the full range of commissioned systems and building elements which impact indoor environment. These systems and elements to be commissioned vary widely by project. This document addresses planning activities for a wide range of project types and a variety of systems or assemblies to be commissioned.

This framework considers different project delivery methods including those not addressed by existing national standards. These previous standards were typically developed for older project delivery methods where design was completed prior to the start of construction, and design was performed by a different entity than construction. The same is true of the commissioning processes required by various green building certification schemes in various regions around the world. The global marketplace now utilizes a range of highly variable delivery methods such as tender offer, design-build, and integrated project delivery, to which the building commissioning processes prescribed in this document readily apply.

This document applies to commissioning planning during design for commissioning activities through the first year of occupancy. This planning can be impacted by the owner's intentions for further subsequent commissioning activities in existing buildings such as on-going commissioning, recommissioning and retro-commissioning, but such lifecycle commissioning activities are not addressed in this document. This document is intended to be followed by ISO 24359-2, which will provide a standard for commissioning planning for existing buildings.