

Raising the Bar for Total Quality Assurance Commissioning

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Synopsis

This roundtable discussion will explore expanding role of the commissioning authority (CA) in design phase commissioning to deliver a Total Quality Assurance (TQA) commissioning process. More and more owners are trying to implement Total Quality Assurance Programs in construction projects and are asking the CA to perform TQA on the systems commissioned. For these owners, TQA includes the CA checking the systems from the very beginning of the design process through to the systems operation. The AIA Energy Design Handbook clearly states “The greatest opportunities for saving costs over the life of a building occur at the beginning of the design process”. The most impact for life cycle savings will be optimizing the system selection and sizing. However, current CA activities do not include a detailed system selection and sizing assessment, evaluation and report. If the CA does not provide the system selection and sizing QA, what independent professional body will, and how will this QA dovetail with the rest of the TQA from the CA? For example, who should have the scope of work to provide input on the HVAC system selection and sizing for life cycle performance? How can the CA be sensitive to other professionals whose work is essentially being checked? How does this benefit the life-cycle performance of the building? How can more owners be convinced of the value from a greater CA role in TQA during the design phase? The experience of CAs performing this task under TQA in Europe will be discussed as a possible model for TQA Commissioning.