

Definitions

Term	Definition	Source
Commissioning (Cx)	A quality-focused process for enhancing the delivery of a project. The process focuses upon verifying and documenting that all of the commissioned systems and assemblies are planned, designed, installed, tested, operated, and maintained to meet the Owner's Project Requirements.	ASHRAE Standard 202
Commissioning Agent or Commissioning Authority (CxA)	A member of the project team who ensures the proper installation and operation of technical building systems. Normally, the commissioning agent is hired directly by the owner and works independently of both the designer and contractor.	
Retro Commissioning (RCx)	Existing Building Commissioning Process: A quality-focused process for attaining the Current Facility Requirements of an existing facility and its systems and assemblies being commissioned. The process focuses on planning, investigating, implementing, verifying, and documenting that the facility and/or its systems and assemblies are operated and maintained to meet the Current Facility Requirements, with a program to maintain the enhancements for the remaining life of the facility.	ASHRAE Standard 202
Monitoring-Based Commissioning	A process variation of EBCx, Monitoring Based Commissioning employs remote energy system metering with trend log capability to identify inefficiencies in energy system operations, facilitate diagnostics, document energy savings, and ensure persistence of savings through ongoing re-commissioning.	
Fault Detection and Diagnostics	Automated Fault Detection & Diagnostic Tools are programs that are integrated with the BAS to automatically detect faults or abnormalities in operation of systems and alert operators when these faults occur in sensors, valves, dampers and energy efficiency sequences.	
Temporary Certificate of Occupancy (TCO)	Fire Marshal approval that furniture move in and other non-public use of the building can occur.	
Certificate of Occupancy (CO)	Fire Marshal approval that the building can be occupied by the public.	
Material Completion	Material Completion is when the Work or designated portion thereof is complete in accordance with the Contract Documents so that the Owner and its Using Agency can occupy and utilize the Work for its intended use. Material Completion shall require building commissioning and complete operation of all applicable building systems including, but not limited to, mechanical, electrical, plumbing, fire protection, fire alarm, telecom, data, security, elevators, life safety, and accessibility. The Work shall be complete except for Minor Items or Permitted Incomplete Work or Warranty Complaint Items	
Measurement and Verification (M&V)	Post construction extended commissioning period. Goals may include: 1. Provide means to measure and verify ongoing energy savings and performance. 2. Post construction and continuous commissioning by identifying operational problems that may go unnoticed otherwise. 3. To document the effectiveness of the green building strategies employed.	
Owners Project Requirements (OPR)	A written document that details the requirements of a project and the expectations of how it will be used and operated. This includes project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.	ASHRAE Standard 202
Energy Use Intensity (EUI)	EUI is expressed as energy per square foot per year. It's calculated by dividing the total energy consumed by the building in one year (measured in kBtu or GJ) by the total gross floor area of the building. An EUI Target would be a GT established target to achieve on a project.	
Test and Balance (TAB)	TAB is a systematic process or service applied to heating, ventilating and air-conditioning (HVAC) systems and other environmental systems to achieve and document air and hydronic flow rates. The standards and procedures for providing these services are referred to as "Testing, Adjusting, and Balancing" and are described in this document.	NEBB Procedural Standards for TAB
Warranty Periods - Contractual Start	All warranties begin to run from the date Material Completion is achieved.	