



Standard Practice for Building Enclosure Commissioning¹

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^{ε1} NOTE—Editorial changes were made throughout in April 2015.

INTRODUCTION

Building Enclosure Commissioning (BECx) is a process that begins with the establishment of the Owner's Project Requirements (OPR) and endeavors to ensure that the exterior enclosure and those elements intended to provide environmental separation within a building or structure meet or exceed the expectations of the Owner as defined in the OPR. A fundamental understanding of the most current published edition of ASHRAE Standard 202, Commissioning Process for Buildings and Systems and ASTM E2947, Standard Guide for Building Enclosure Commissioning is recommended for optimal use and application of this practice.

1. Scope

1.1 This practice is intended to serve as a concise, authoritative, and technically sound practice for Building Enclosure Commissioning (BECx) that establishes two levels of BECx: *Fundamental* and *Enhanced* (refer also to Section 4).

1.2 The BECx process as defined in this practice includes the following phases and sub-phases:

- 1.2.1 Pre-design,
- 1.2.2 Design,
 - 1.2.2.1 Schematic Design,
 - 1.2.2.2 Design Development,
 - 1.2.2.3 Construction Documentation,
- 1.2.3 Pre-Construction,²
- 1.2.4 Construction, and
- 1.2.5 Occupancy and Operations.

1.3 This practice includes a mandatory OPR Development Guideline (Annex A1) and requires the development of an OPR for both Fundamental and Enhanced BECx that addresses, at a minimum, the performance attributes and metrics included in Annex A1 of this practice.

1.4 This practice includes mandatory BECx Performance Testing Requirements (Annex A2) approved for use with this

practice to evaluate the performance and durability of enclosure materials, components, systems, and assemblies.

1.5 This practice mandates independent, third-party design peer review during the Design Phase of both Fundamental and Enhanced BECx.

1.6 This practice recognizes that the OPR for exterior enclosure performance and environmental separation may exceed the baseline requirements of applicable building codes and standards and provides guidance for the development of an OPR based on the following attributes as defined in Annex A1 of this practice:

- 1.6.1 Energy,
- 1.6.2 Environment,
- 1.6.3 Safety,
- 1.6.4 Security,
- 1.6.5 Durability,
- 1.6.6 Sustainability, and
- 1.6.7 Operation.

1.7 The terms “building enclosure” and “enclosure” as they appear in this practice refer collectively to all materials, components, systems, and assemblies intended to provide shelter and environmental separation between interior and exterior, or between two or more environmentally distinct interior spaces in a building or structure.

1.8 This practice establishes that the Building Enclosure Commissioning Provider (BECxP) refers specifically to the individual retained by the Owner to develop, manage, and be in responsible charge of the BECx process, including individual members and technical specialists that may comprise the BECx team (see 4.2).

¹ This practice is under the jurisdiction of ASTM Committee E06 on Performance of Buildings and is the direct responsibility of Subcommittee E06.55 on Performance of Building Enclosures.

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² See 5.1.3, Pre-Construction Phase, which includes BECx activities that occur prior to contract award and the start of construction, and is included in ASHRAE Standard 202 and Guide E2947 as a sub-phase under the “Construction Phase” of the BECx process.