



Paul Breen P.E., LEED AP
Certified Building Commissioning Professional

Commissioning

Mechanical Engineer and Building Commissioning Professional, Paul Breen, P.E., LEED AP, is an established leader of high-performance, multi-disciplinary engineering design projects, across the United States and around the world.

What *IS* Building Commissioning? What are the benefits?

- Commissioning is a **systematic process** of planning, delivery, verification, and documentation for new construction projects (“commissioning”) and existing building upgrades (“re-commissioning”), assuring that the performance of facilities, systems and assemblies meets defined objectives and criteria.
- Commissioning **ensures building quality**, by formalizing the review and integration of all project expectations; during planning, design, construction, and occupancy phases. This is accomplished through peer review, inspection, and functional, on-site performance testing.
- Commissioning accomplishes **very high efficiency**. Reduced energy consumption significantly reduces ongoing property costs. Research shows that owners typically achieve operational savings of \$4 for every \$1 invested in commissioning, over the first five years of occupancy.
- Commissioning drastically **reduces risk** to critical facility systems, mitigating business loss.
- Commissioning provides occupants with **greater environmental health & safety**. Workplace performance is improved due to enhanced environments and improved air quality.
- Commissioning **delivers tailored training and operating procedures** for facility users, preventive and predictive maintenance plans, protocols and record documentation.
- The **cost of not commissioning** is equal to the costs of correcting deficiencies plus the cost of inefficient operations. For mission-critical facilities, the cost of not commissioning may be measured by the cost of downtime and /or loss of essential facility use.

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