

Le rôle de l'entrepreneur dans la certification des bâtiments durables

COMMISSIONING

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B4F | Building for the future sprl

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Management	Management of the Construction process + facilities for building management
Health & Wellbeing	Health and wellbeing for building's users and neighbors
Energy	The energy performance and control
Transport	Site access for public transport and gentle mobility
Water	Water management
Materials	Impact of chosen materials
Waste	Waste management during construction process and building occupation
Land use and Ecology	Impact of the project on land use and ecology
Pollution	Prevention of pollution

Categories	BREEAM Europe 2009	BREEAM International 2013 (France)
Management	12%	11,5%
Health & Wellbeing	15%	13,5+1%
Energy	19%	18,5%
Transport	8%	8%
Water	6%	8,5%
Materials	12.5%	12%
Waste	7,5%	7,5%
Land use and Ecology	10%	10%
Pollution	10%	6+3,5%



- Pre-assessment
 - Indication about potential score
- Design stage - interim certification
 - Based on specifications and pre-development information
 - Options for shell & core or fit-out assessments
- Post construction review – Final certification
 - ‘As built’ review and verification of design stage assessment
 - Full assessment , carried out post construction (but limited potential to influence performance)
- BREEAM In Use
 - Environmental management tool for property portfolios
 - Formal certification possible

Commissioning process (definition by BRE):

“A quality focused process for enhancing the delivery of a project.

The process focuses upon verifying and documenting that the facility and all of its systems and assemblies are planned, designed, installed, tested, operated, and maintained to meet the functional requirements of a project and the expectations of how the building will be used. Commissioning within this issue refers specifically to the testing and maintenance of building services, once installed, to ensure that the building is prepared for occupation, the services operate as the design intended and as such the owners project requirements are achieved”.

■ Management

- Man1 : Commissioning (2009) or Sustainable procurement (2013)

Categories	BREEAM Europe 2009	BREEAM International 2013 (France)
Management	11 credits - 12% 1,09% / credit	23 credits - 11,5% 0,5% / credit
	Commissioning 2 credits (2,2%)	Construction and handover 6 credits (3%)

BREEAM Europe 2009	BREEAM International 2013
1st credit	
<p>Commissioning agent : monitor and programme (pre-)(re-)commissioning Systems ? Heating, Water distribution, Lighting, Ventilation, Refrigeration, Automatic controls, Cold storage</p> <p>By whom ? (Sub-)contractor, PM, design team ... not involved in the installation</p>	
<p>Main contractor: responsible for the commissioning programme</p>	
<p>Complex systems: specialist commissioning manager – design input, construction programme, installation, performance testing, (post)handover</p> <p>Complex systems ? Air-conditioning, Mechanical ventilation, passive ventilation, BMS, Renewable energy sources, Cold storage enclosures</p> <p>By whom ? M&E Engineers, specialist contractor, specialist control agency</p>	

breeam and commissioning (2)

BREEAM Europe 2009	BREEAM International 2013
2 nd credit	2 nd & 3 rd credits
National best practice procedures or alternative procedures (F-NL-UK)	
Specific procedure for BMS	
	+1 credit
Seasonal commissioning – 12 months - building occupied	
By whom ?	
- Specialist commissioning manager	
Responsibilities ?	
- Testing under full- and part- load conditions (4 seasons)	
- Testing during period of extreme occupancy	
- Interviews with building occupants	
- Re-commissioning + update O&M manuals	

breeam and commissioning (3)

BREEAM Europe 2009	BREEAM International 2013
	+1 credit
	Data collection and handover support Energy and water consumption + remediation measures Aftercare support
	+1 credit
	Building fabric performances Thermographic survey or Air leakage testing

Thanks for your attention

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