Building Enclosure Commissioning (BECx)

From a building envelope perspective, there are many critical issues that merit enhanced consideration throughout the design and construction process. These can be broadly categorized into three primary focus areas: Facility Performance, Longevity/Expected Service Life, and Occupant Comfort.

Facility Performance and Longevity have a very real impact on the total operating expenses as they have a direct correlation to energy efficiency, maintenance costs, repair work, and long-term capital expenditures. Ensuring that the appropriate performance requirements, material selections, warranties, and integration detailing is incorporated into the design will help reduce these operating costs while extending the anticipated service life of the enclosure systems.

From a qualitative standpoint, enhancing Occupant Comfort by mitigating air infiltration & water penetration, providing adequate daylighting, and ensuring continuity of the thermal envelope system will allow the occupants to remain focused on their primary mission/objectives.

While these critical issues are seemingly independent of each other, they do have one common solution. Building Enclosure Commissioning can help ensure a thoughtful design, provide a thorough quality assurance program during construction, and test the installed systems to verify their performance achieves the desired parameters to ensure the delivery of a facility that performs admirably upon completion, and well into the future.

Building Enclosure Commissioning & Consulting Services

- LEED Energy and Atmosphere Enhanced Commissioning
- Documentation Including ASTM E 2813 Standards
- OPR & BOD Review
- Early Design Charrette Meetings and Design Assistance
- Design Phase Technical Peer Reviews
- BECX Plan & Specifications
- Subcontractor Submittal Reviews
- BECX Forms
- Preconstruction Training Seminars
- Construction Phase Quality Assurance Observations
- Comprehensive Field Performance Testing
- Air Barrier Testing
- 10-Month/Post-Occupancy Quality Assurance Observations