Today’s building projects often require compressed budgets and schedules, increasingly complex designs and details, challenging installation techniques, and evolving construction materials. Yet, the life cycle and performance requirements for these buildings continue to increase. Building Enclosure Commissioning (BECx) is the best Quality Assurance/Quality Control process to meet and exceed the Owner’s building performance requirements and is a critical tool to ensure the success of any construction project.

Architectural Testing Inc. (ATI) design and construction professionals provide sensible solutions to mitigate risk and establish procedures to verify success of the design, construction, and as-built performance of your project. We’re about meeting the Project Team’s goals including schedule, budget, safety, and aesthetics, as well as long term energy performance, air tightness, water penetration resistance, and acoustical performance. With over 35 years of laboratory and field testing, forensic investigations, and consulting, we build off our experience to inform and guide the success of BECx projects.

Our BECx process can significantly reduce the potential for premature building failure, and will increase your building’s energy efficiency and expected life cycle.

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Building Enclosure Commissioning

**Pre-Design Phase**

- Guide the Building Owner through the process of developing the Owner’s Project Requirements (OPR)
- Develop the project specific BECx Plan
- Evaluate concept design against the OPR and the Design Team’s Basis of Design (BOD)
- Hygrothermal and thermal analysis, utilizing the advanced software capabilities on the most complex projects, to evaluate the viability and associated risk potential of proposed building enclosure assemblies

**Design Phase**

- Develop the BECx specification
- Review progress and final project drawings and specifications for conformance with the OPR and BOD
- Develop the building enclosure functional performance testing specification
- Assist the Architect of Record (AOR) in the design of laboratory and field mock-ups, testing protocols and evaluation

**Pre-Construction / Procurement Phase**

- Attend Pre-Bid Conference to review BECx specification
- Review enclosure related RFI’s
- Review and evaluatate enclosure related bids
- Document the Pre-Construction Phase OPR, enclosure BOD, and BECx Plan for review by the Owner

**Construction Phase**

- Review contractor submittals, including shop drawings and product substitutions, Requests for information (RFIs), Architects Supplemental Instructions (ASI’s) and other requests and modifications to the contract relative to the enclosure
- Verify and document trade QC programs
- Coordinate Commissioning Kickoff Meetings to review construction sequencing and scheduling, and verify material/assembly compatibility
- Update the BECx Plan as needed by modifications to the scope and or goals of the project to maintain an updated record of requirements
- Observe and evaluate laboratory and field mock-up construction and functional performance testing to confirm compliance with the OPR
- Finalize Commissioning Plan
- Perform on-site reviews of work-in-progress construction and installation of building enclosure components and assemblies
- Perform or witness functional performance testing of building enclosure components and assemblies
- Integration of RFIs and change orders into the Commissioning Plan
- Develop and maintain building enclosure list of observations, recommendations, and deficiencies.
- Attend relevant site meetings
- Assist in dispute resolution

**Operations & Maintenance Phase**

- Finalization of project commissioning record with warranties and close-out documentation
- Verify applicable training procedures of building maintenance personnel
- Attend a post-occupancy evaluation (POE) site visit
- Update and distribute Commissioning Report

**Other Related Services**

- PERFORMANCE MOCK-UP TESTING
- FORENSIC SERVICES
- FIELD TESTING AND VALIDATION
- WHOLE BUILDING AIR BARRIER TESTING

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