

## Madani, Mo

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**From:** Drew Smith <drew@twotrails.com>  
**Sent:** Wednesday, November 23, 2022 1:03 PM  
**To:** Madani, Mo  
**Subject:** Building Code Mods  
**Attachments:** Alternative Language - Commissioning.pdf

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Hi Mo,

Attached is a list of modifications that I would like to request to be pulled from the consent agenda for the December Building Code meeting. Please let me know if you see any questions or errors. This is my 1st go at this so hopefully I got it right.  
Thank you and have a great Thanksgiving,  
Drew

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## EN10245

### ***Current Language***

#### **C104.4 Approved inspection agencies.**

The *code official* is authorized to accept inspection reports in whole or in part from either individuals as defined in Section 553.993(5) or (7), *Florida Statutes* or third-party inspection agencies not affiliated with the building design or construction, provided such agencies are *approved* as to qualifications and reliability relevant to the building components and systems they are inspecting.

### ***Suggested Language***

**C104.4 Approved inspection agencies.** The *code official* is authorized to accept inspection reports in whole or in part from either individuals as defined in Section 553.993(5) or (7), *Florida Statutes* or third-party inspection agencies. None of the individuals, their organizations or third-party agencies shall be affiliated with the building design or construction and they shall be approved as to the qualifications and reliability relevant to the building components and systems they are inspecting.

## EN10251

### **Current Language**

C104.4.1 ~~Requirement.~~ Approved Commissioning Agencies. Buildings/systems requiring commissioning must be performed by a certified ~~Design Professional, Mechanical Engineer, Electrical Engineer or a certified and approved independent,~~ third-party agency. Firms and individuals providing commissioning services, inspections and/or functional tests, shall be independent from all aspects of the project, in so far as, the firm the individual works for/represents, cannot have a contract, or be in the employment of someone that does, to provide another service for that same project/building. The individual conducting the commissioning, and the firm they work for, must be certified for commissioning by one of the following organizations: AABC Commissioning Group (ACG), National Environmental Balancing Bureau (NEBB), Building Commissioning Association (BCA), American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), University of Wisconsin or the Association of Energy Engineers (AEE).

### **Suggested Language**

**C104.4 Approved inspection agencies.** The *code official* is authorized to accept inspection reports in whole or in part from either individuals as defined in Section 553.993(5) or (7), *Florida Statutes* or third- party inspection agencies. The individuals, their organizations or third-party agencies shall be independent of the building design or construction and they shall be approved as to the qualifications and reliability relevant to the building components and systems they are inspecting.

## EN10123

### *Current Language*

#### **C408.2.1 Commissioning plan.**

A *commissioning plan* shall be developed by a licensed design professional, electrical engineer, mechanical engineer or *approved agency* and shall include the following items:

1. A narrative description of the activities that will be accomplished during each phase of *commissioning*, including the personnel intended to accomplish each of the activities.
2. A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.
3. Functions to be tested including, but not limited to, calibrations and economizer controls.
4. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
5. Measurable criteria for performance.

### *Suggested Language*

#### **C408.2.1 Commissioning plan.**

A *commissioning plan* shall be developed by a ~~licensed design professional, electrical engineer, mechanical engineer or approved agency~~ from either individuals as defined in Section 553.993(5) or (7), Florida Statutes or third-party inspection agencies. The individuals, their organizations or third-party agencies shall be independent of the building design or construction and they shall be approved as to the qualifications and reliability relevant to the building components and systems and shall include the following items:

1. A narrative description of the activities that will be accomplished during each phase of *commissioning*, including the personnel intended to accomplish each of the activities.
2. A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.
3. Functions to be tested including, but not limited to, calibrations and economizer controls.
4. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
5. Measurable criteria for performance.

## EN10401

### *Current Language*

#### **C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements.**

Prior to the final mechanical and plumbing inspections, the licensed design professional, electrical engineer, mechanical engineer or *approved agency* shall provide evidence of mechanical systems *commissioning* and completion in accordance with the provisions of this section.

### *Suggested Language*

#### **C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements.**

Prior to the final mechanical and plumbing inspections, the ~~licensed design professional, electrical engineer, mechanical engineer or approved agency~~ either individuals as defined in Section 553.993(5) or (7), Florida Statutes or third-party inspection agencies. The individuals, their organizations or third-party agencies shall be independent of the building design or construction and they shall be approved as to the qualifications and reliability relevant to the building components and systems and shall provide evidence of mechanical systems *commissioning* and completion in accordance with the provisions of this section.

## EN10445

### *Current Language*

**C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements.** Prior to the final mechanical and plumbing inspections, the ~~licensed design professional, electrical engineer, mechanical engineer or approved agency certified third-party commissioning agent~~ shall provide evidence in the form of completed construction documents, commissioning plan, completed functional performance tests and a Final Commissioning Report of mechanical systems *commissioning* and completion in accordance with the provisions of this section.

*Construction document* notes shall clearly indicate provisions for *commissioning* and completion requirements in accordance with this section and are permitted to refer to specifications for further requirements. Copies of all documentation shall be given to the owner or owner's authorized agent and made available to the *code official* upon request in accordance with Sections C408.2.4 and C408.2.5.

**Exceptions:** The following systems are exempt:

1. Mechanical systems and service water heater systems in buildings where the total mechanical equipment capacity is less than 480,000 Btu/h (140.7 kW) cooling capacity and 600,000 Btu/h (175.8 kW) combined service water-heating and space-heating capacity. Capacities of individual systems serving dwelling or sleeping units shall not be counted in determining the total mechanical and/or water heating systems' capacity for the whole building.
2. Systems included in Section C403.3 that serve individual *dwelling units* and *sleeping units*.

### *Suggested Language*

**C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements.** Prior to the final mechanical and plumbing inspections, the ~~licensed design professional, electrical engineer, mechanical engineer or approved agency certified third-party commissioning agent~~ either individuals as defined in Section 553.993(5) or (7), Florida Statutes or third-party inspection agencies shall provide evidence in the form of completed construction documents, commissioning plan, completed functional performance tests and a Final Commissioning Report of mechanical systems *commissioning* and completion in accordance with the provisions of this section. The individuals, their organizations or third-party agencies shall be

independent of the building design or construction and they shall be approved as to the qualifications and reliability relevant to the building components and systems.

*Construction document* notes shall clearly indicate provisions for *commissioning* and completion requirements in accordance with this section and are permitted to refer to specifications for further requirements. Copies of all documentation shall be given to the owner or owner's authorized agent and made available to the *code official* upon request in accordance with Sections C408.2.4 and C408.2.5.

**Exceptions:** The following systems are exempt:

1. Mechanical systems and service water heater systems in buildings where the total mechanical equipment capacity is less than 480,000 Btu/h (140.7 kW) cooling capacity and 600,000 Btu/h (175.8 kW) combined service water-heating and space-heating capacity. Capacities of individual systems serving dwelling or sleeping units shall not be counted in determining the total mechanical and/or water heating systems' capacity for the whole building.
2. Systems included in Section C403.3 that serve individual *dwelling units* and *sleeping units*.

## EN10448

### *Current Language*

#### **C408.2.4 Preliminary commissioning report.**

A preliminary report of *commissioning* test procedures and results shall be completed ~~and certified by the certified third-party commissioning agent licensed design professional, electrical engineer, mechanical engineer or approved agency~~ and provided to the building owner or owner's authorized agent. The report shall be organized with mechanical and service hot water findings in separate sections to allow independent review. The report shall be identified as "Preliminary Commissioning Report" and shall identify:

- 1.1. Itemization of deficiencies found during testing required by this section that have not been corrected at the time of report preparation.
- 2.2. Deferred tests that cannot be performed at the time of report preparation because of climatic conditions.
- 3.3. Climatic conditions required for performance of the deferred tests.

### *Suggested Language*

#### **C408.2.4 Preliminary commissioning report.**

A preliminary report of *commissioning* test procedures and results shall be completed ~~and certified by either individuals as defined in Section 553.993(5) or (7), Florida Statutes or third-party inspection agencies. The individuals, their organizations or third-party agencies shall be independent of the building design or construction and they shall be approved as to the qualifications and reliability relevant to the building components and systems the certified third-party commissioning agent licensed design professional, electrical engineer, mechanical engineer or approved agency~~ and provided to the building owner or owner's authorized agent. The report shall be organized with mechanical and service hot water findings in separate sections to allow independent review. The report shall be identified as "Preliminary Commissioning Report" and shall identify:

4. 1. Itemization of deficiencies found during testing required by this section that have not been corrected at the time of report preparation.
- 5.2. Deferred tests that cannot be performed at the time of report preparation because of climatic conditions.
- 6.3. Climatic conditions required for performance of the deferred tests.



## EN10459

### ***Current Language***

**C408.3.1 Functional testing.** Prior to passing final inspection, the ~~registered design professional~~ shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the *construction documents* and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type.

### ***Suggested Language***

**C408.3.1 Functional testing.** Prior to passing final inspection, the ~~registered design professional~~ either individuals as defined in Section 553.993(5) or (7), Florida Statutes or third-party inspection agencies shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the *construction documents* and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type. The individuals, their organizations or third-party agencies shall be independent of the building design or construction and they shall be approved as to the qualifications and reliability relevant to the building components and systems.

# EN10463

## **Current Language**

**C502.1 General.** *Additions* to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portion of the existing building or building system to comply with this code. *Additions* shall not create an unsafe or hazardous condition or overload existing building systems. An *addition* shall be deemed to comply with this code if the *addition* alone complies or if the existing building and *addition* comply with this code as a single building. *Additions* shall comply with Section C502.2. Additions requiring new mechanical equipment shall comply with sections 408.2, 408.2.1, and 408.2.3 (proposed modifications for those sections).

*Additions* complying with ANSI/ASHRAE/IESNA 90.1. need not comply with Sections C402, C403, C404 and C405.

## **Suggested Language**

**C502.1 General.** *Additions* to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portion of the existing building or building system to comply with this code. *Additions* shall not create an unsafe or hazardous condition or overload existing building systems. An *addition* shall be deemed to comply with this code if the *addition* alone complies or if the existing building and *addition* comply with this code as a single building. *Additions* shall comply with Section C502.2. Additions requiring new mechanical equipment shall comply with sections 408.2, 408.2.1, and 408.2.3 (proposed modifications for those sections).

*Additions* complying with ANSI/ASHRAE/IESNA 90.1. need not comply with Sections C402, C403, C404 and C405.