

Who Can Be the Commissioning Authority

Interpretation of LEED 2.2 New Construction

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Party		Fundamental Commissioning Prerequisite Only [2]		Enhanced Commissioning Credit [3]
		<50k sf	>=50k sf	
1.	Employee or subcontractor of Contractor with construction responsibilities	Y		
2.	Employee or subcontractor, with construction responsibilities, of a Construction Manager (CM) who holds constructor contracts	Y		
3.	Employee or subcontractor, with project design responsibilities, of the designer of record (A/E)	Y		
4.	Disinterested [1] employee or subcontractor of Contractor or CM	Y	Y	
5.	Disinterested [1] employee of A/E	Y	Y	
6.	Disinterested [1] subcontractor to A/E	Y	Y	Y
7.	Construction manager not holding constructor contracts	Y	Y	Y
8.	Independent consultant contracted to Owner	Y	Y	Y
9.	Owner employee or staff	Y	Y	Y

[1] “Disinterested” means an employee or subcontractor who has no project responsibilities other than commissioning.

[2] Fundamental Cx Prerequisite requirements (summary—see USGBC requirements for more detail):

1. Designate a commissioning authority.
2. Owner documents owner project requirements (OPR). A/E develops basis of design (BOD). CxA reviews.
3. Develop and use commissioning requirements in construction documents.
4. Develop and use a commissioning plan.
5. Verify installation and performance of systems.
6. Complete a summary commissioning report.

[3] Enhanced Cx Credit requirements (summary): (the CxA individual must themselves do 2, 3; 6)

1. Prior to construction documents phase designate an independent commissioning authority to oversee “all commissioning activities.”
2. CxA to perform review of OPR, BOD and design documents prior to mid-construction documents phase and perform a back-check.
3. CxA to review contractor submittals.
4. Develop a systems manual.
5. Verify operator and occupant training.
6. CxA to perform a post-occupancy review.

NOTE: The “all” in Enhanced Cx Requirement 1 means if one is seeking the Enhanced Cx credit, the same CxA performing the Enhanced Cx tasks must also be in charge of the Fundamental Commissioning tasks.