

PAPER TITLE

Building Enclosure Commissioning – BECx -The Plan - Why , What, How , Where , Who ?

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ABSTRACT

The presentation will provide discussion of the risks posed by a building enclosure and the methods of risk management that can be utilized by an Owner, Design Professional, Construction Team, Construction Manager, General Contractor. The presentation will provide details of Building Enclosure Commissioning process found within the National Institutes of Building Science Guideline 03 – 2012 (and 2006) and the use of ASTM Standard E 2813 – Enclosure Commissioning published in May 2012. . the presentation will detail the Enclosure Commissioning process from the Owner’s Project Requirements and Basis of Design onto the phases of the design : Design Development thru Construction Documents, Building enclosure specification integration development of the BECx Plan , phased Building Enclosure design document reviews, incorporation into the project specifications of a BECx specification , Mock up specification with laboratory and field performance testing requirements with clearly stated acceptance criteria and on thru field construction , Building Enclosure training/ maintenance for the building operations personnel, - first level QC by the installing contractor , QA by the construction manager / general contractor, third party verification testing ,. Documentation and verification of the Building Enclosure field performance, the implementation of both a project nonconformance process and a 10 month warranty audit program Field Performance Testing of the Building Enclosure for the verification of the field performance of the Enclosure, Standardized testing.

The presentation discusses building enclosure commissioning (with a focus on air barriers) during design document reviews, construction document reviews, submittal and shop drawing reviews , mock up installations and field performance testing. The presentation will provide details and insights on the BECxA role in the field verification of waterproofing, air barriers, masonry, stone, metal panels, EIFS, GFRC, precast concrete, windows, curtain wall, storefront, parapets, roofing ,and the functional integration of these systems.