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Letter from the President

I hope 2010 is treating you well so far. It’s shaping up to be another banner year for the industry, with continued growth and interest in building commissioning. In February I attended a planning and goal setting conference with the Building Commissioning Association International Board of Directors, chapter leaders and committee chairpersons in San Antonio, Texas. The first day was spent with a Board of Directors Meeting during which several items were discussed and formulated for the next day. At the end of the day, the Board elected your officers for this year. I was honored to be re-elected President of the Board, Mr. Mark Miller was elected Vice-President of the Board, Mr. David Conner was re-elected Treasurer of the Board and Mr. Michael Chelednik was re-elected Secretary of the Board.

It was a productive three days, with lively conversation and a renewed sense of enthusiasm about the work we’re doing as an association. Through polling BCA members and discussing priorities among Association leaders, we developed a strategic plan to guide our growing organization through the coming years. In the course of this development process we identified three core area of focus for BCA:

- Education
- Best Practices
- Outreach

By concentrating our efforts on these central themes, we will continue to improve the commissioning resources available to BCA members and position the Association as an increasingly important player in the building commissioning industry. An integral part of building on these areas of concentration includes forging and growing partnerships with key commissioning stakeholders. BCA is currently strengthening partnerships with vital organizations such as American Institute of Architects, American Society of Heating Refrigeration and Air-conditioning Engineers, U.S. Green Building Council, National Environmental Balancing Bureau and AABC Commissioning Group. In addition to fostering these relationships, BCA is looking at physical growth and expanding chapter development.

The BCA is comprised of hundreds of individuals with great talent and knowledge, and each has unique experience to share and make this a richer organization. As chapter leaders and committee chairs flesh out their own strategic plans, now more than ever is a great time to reach out to these folks and get involved. We want to hear from you! And we look forward to working with you to make 2010 another year of prosperity and increased knowledge for the BCA.

Sincerely,

Ed Faircloth, LEED AP
BCA President
Recap: Leadership Conference

By: Michael Chelednik, AIA, CxA and Jesse Sycuro, LEED AP

Forty Building Commissioning Association Leaders including the International Board of Directors, Chapter Leaders and Committee Chairpersons completed a three-day Planning and Leadership Conference in San Antonio, Texas. The purpose of the meeting was to draft a strategic three to five year plan for the BCA that’s specific, measurable, attainable, relevant and timely.

Using the survey to guide our focus and framework for the strategic planning, the first day of the conference began with the International Board of Directors preparing the goals and strategies for the committee chairpersons and chapter leaders. Based on the survey and BCA mission, the goals and organization strategies developed again focused on best practices, education and industry promotion.

With the arrival of chapter representatives and leaders, day two began with committee chairpersons and chapter leaders reviewing the survey results and a discussion on the goals and strategies for best practices, education, and industry promotion. This was followed by breakout sessions to work on action plans to advance these strategies in coming years. The teams drafted and defined action plans that break down the goals into accountable and measurable timelines of work.

The complete strategic plan including the goals, strategies and action plans will be forwarded to membership in the near future. In the meantime, the following is an overview of the specific three to five year goals and strategies developed during the meeting:

BEST PRACTICES

GOALS
Develop and maintain a comprehensive whole-building Cx manual based on the BCA’s Best Practices to improve the consistency and quality of Cx practices.

STRATEGIES
- Complete the New Construction Best Practices

EDUCATION

GOALS
Provide education as a service to members to ensure knowledge of BCA “Best Practices,” technical advancements and initiatives within the building industry.

Prioritize by audience:
- Cx providers
- Owners, architects & contractors
- Students

STRATEGIES
- Improving member awareness of education opportunities
- Work with other organizations for training opportunities
- Educate Cx providers on qualification options and resources available to become qualified professionals
- Strategically align with the committees and chapters to promote Cx education and opportunities
- Create educational libraries that can be leveraged by chapters and members for Cx education
- Promote Cx to college students including communicating new

“Never doubt that a small group of committed people can change the world. Indeed, it is the only thing that ever has.”
— Margaret Mead

continued on p. 13
Traditional electrical distribution has used copper conductors for circuits because copper is generally perceived as the best available conductor material. Recent economic and installation conditions indicate that aluminum conductors may be a viable cost saving alternative.

**BENEFITS OF ALUMINUM VS. COPPER**

The major benefit of aluminum (AL) over copper (CU) is cost. Even though it might take 50% more material to deliver the same amount of power, the commodity price of aluminum is so much lower that its usage represents an immediate first-cost savings. The following three graphics tell the story. The first two graphs from Kitco show the 2009 spot-pricing for aluminum and copper. CU has increased by more than 200%, whereas AL pricing has only increased by about 38%; making AL roughly 1/3 of the cost of CU.

The third chart shows the amount of material required for equivalent conductivity among different metals.

But whether it’s the material of construction for the bus in a panelboard, a busway, or as a circuit conductor, aluminum will be cheaper than copper, on the order of 10 to 35%.
Aluminum is also lighter in a comparison of equivalent conductor ampacities. A 100 amp stranded AL conductor weighs about half as much as a 100 amp CU conductor: 77#/1000 ft versus 160#/1000 ft.

**BENEFITS OF COPPER VS. ALUMINUM**
Copper may be a better choice due to the fact that it is often easier to install and may be more corrosion resistant depending on the environment. It can also be argued that copper has a less expensive life cycle than aluminum due to the fact that it requires less maintenance, repair, and replacement which are in addition to the first-cost of purchase and installation. Another oft-cited reason for using copper is space limitations. Copper conductors are smaller and can fit in tighter spaces than aluminum. This doesn’t always change conductor spacing requirements due to voltage-necessitated clearances, but it can become a consideration.

**RISKS OF ALUMINUM VS. COPPER**
Many of the misconceptions associated with the use of aluminum have been eliminated by updated American Society for Testing and Materials (ASTM) requirements that ensure compatibility of aluminum conductors in electrical infrastructure applications. Corrosion resistance has been increased due to the use of plating materials designed to address environmental issues and dissimilar metal incompatibilities.

There may be more maintenance issues with aluminum, due to the increased coefficient of thermal expansion. This suggests that we need to pay better attention to aluminum terminations. However, many of these problems have been remedied by the use of belleville washers on bus connections torqued to recommended values, and high-compression fittings for feeder splicing and terminations. There doesn’t seem to be much evidence pointing to conductor degradation over time, where sufficient maintenance practices have occurred; so life expectancy may not be an issue.

**THINGS TO WATCH OUT FOR DURING COMMISSIONING WHEN USING ALUMINUM**
Whether copper or aluminum feeders are used in a project, a quality installation must be insured. Terminations must be subjected to sufficient loading and IR-scanned to assure there are no hot spots. The resistance of paralleled conductors should be measured to assure current balance in the feeders.

Also pay special attention to the terminations for the aluminum cables to make sure that approved/listed connection terminals are used with anti-oxidants as prescribed in the termination process. This includes high compression fittings with two-hole lugs rated for the specific wire size.

While this list is not meant to be all-inclusive, it is intended to alert commissioning stakeholders to the importance of special care in the termination of aluminum conductors.

**WHO SHOULD USE ALUMINUM IN THEIR PROJECTS?**
It’s clear that there are savings associated with the use of aluminum, certainly above a 100 amp cable ampacity. But is your facility a candidate for the installation of aluminum conductors?

A primary consideration is the availability of an electrical maintenance program. Aluminum conductor terminations should be visually inspected and IR scanned more frequently than copper, in order to avoid any expansion/contraction or corrosion issues. For best performance, aluminum should not be subjected to large temperature and humidity swings.

The presence of a routine maintenance program is essential to assure reliability and uptime, not only for conductor terminations but for all of the equipment in the electrical system.

Appropriate projects may benefit from an evaluation of the use of aluminum conductors to drive cost savings. Consider weight and space limitations, maintenance program availability and performance, and then consider the potential cost savings. Your project may very well be a candidate for the savings associated with aluminum cabling.

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*John F. Mayan, P.E. is a senior electrical engineer with Liberty Engineering, LLP and focuses on power system studies, design, maintenance and modeling. He is an expert in computerized Power Systems Analysis with emphasis on Arc-Flash and NFPA 70E compliance.*
Industry Leader Q&A: 

with Cliff Majersik, executive director at Institute for Market Transformation

The Institute for Market Transformation (IMT) promotes energy efficiency, green building and environmental protection in the United States and abroad. This includes technical and market research, educational outreach, and the crafting of building codes and other policy and program initiatives. The following is a recap of a recent Q&A session with IMT Executive Director Cliff Majersik.

Q: IMT has been a supporter of commissioning for new and existing buildings throughout its history. Why do you see this as an important part of your mission?

A: The IMT mission is to advance energy efficiency and green building, and commissioning is a great cost-effective way to do this for a huge number of existing buildings. We’re looking at growing strategies to reduce carbon emissions in buildings, and commissioning and retrocommissioning (RCx) are economical and also a great way to create jobs.

The whole idea is that energy efficiency grows the pie — everyone can come out ahead...

Q: Recently New York City enacted legislation that intends to increase energy efficiency of the City’s commercial buildings. One of the major provisions includes RCx for large buildings once every 10 years. Could you expand on the provision?

A: IMT worked on the New York City Greater Greener Building legisla-
tion and we’re very pleased with the outcome. Private large commercial buildings — those 50,000 s.f. and above — and many city buildings are now required to undergo RCx once every 10 years. The bill also states that RCx must be provided by a qualified commissioning provider. The BCA’s Certified Commissioning Professional (CCP) designation is one of several credentials accepted under this new law. In addition, the RCx report must be signed off by an operating engineer or registered architect.

This legislation is a great package and includes several firsts: it’s the first in the country to require RCx of private buildings; the first to require sub-metering of large private buildings; and also the first to require online disclosure of energy use in multi-family buildings. We feel it’s the strongest package in the country addressing the root causes of energy waste in large existing buildings and we’re pleased that other cities and states are looking to this legislation as a model.

Q: IMT promotes legislating benchmarking and disclosure of energy use in commercial buildings. How do you see commissioning for new and existing buildings supporting benchmarking efforts?

A: Commissioning and RCx are cost-effective ways to improve the energy efficiency of buildings. Efficiency improvements from commissioning and retrocommissioning will be reflected in benchmark ratings. When they benchmark their buildings for the first time many people will be surprised that the ratings of their buildings are not higher. They’ll ask what to do about this, and one of the first answers will be RCx. As people compare their benchmarking scores to other buildings in their peer groups it will drive demand for RCx. In places like D.C. where RCx is relatively new, the market for RCx could explode.

Q: What changes do you foresee over the next decade in the U.S. commercial building market concerning energy efficiency and the demand for commissioning and RCx?

A: RCx is poised to take off and reach its potential to stand alongside other energy-efficiency strategies which are now more widespread. The west coast is currently leading the country in commissioning and RCx, and I think this current level of acceptance and
practice is where the rest of the country could be in the next several years.

Q: What do you see as the greatest market barriers for getting commercial building owners to invest in commissioning and RCx, and how can the commissioning industry best work to overcome these barriers?

A: The primary barrier right now is education — owners/operators don’t know what commissioning and RCx are, and those that do typically think of it in the narrow context of LEED® certification. The first step is making them aware of commissioning and that it’s a good investment. Additionally, most owners/operators don’t know the energy efficiency levels of their buildings. For these owners operators there’s not much reason for them to seek improvement—you can’t manage what you don’t measure.

In many cases there’s also a split incentive problem where tenants pay the energy costs but it’s the owner who would bring in the commissioning agent, and the owner wouldn’t directly reap the benefits of energy savings. Green leasing is one way to address split incentives. This puts in place leases that incent green behaviors by both tenants and landlords and align incentives and responsibilities. For example, a green lease may include sub-metering so the energy costs from lighting and plug loads are paid directly by tenants. Green leases also include a clear set of expectations around energy efficiency investments, including investments in RCx. Tenant cost-recovery clauses allow the owner to amortize RCx costs and pass them on to be paid out of the amount tenants save on energy bills.

The whole idea is that energy efficiency grows the pie — everyone can come out ahead if you cut the pie in a fair way. Energy efficiency can be win-win for both the landlord and tenant.

I would love to see some legislative success stories of the early pioneers in California, Seattle, New York City, D.C., etc. to be told broadly. If we can show how owners and tenants drove down energy use and saved on monthly utility bills, we could set off a virtuous cycle of competition among buildings to be the most green. Energy savings and new green jobs will take off. Other jurisdictions will take note of this positive dynamic and seek to replicate it for themselves.

Q: Tell us about other projects either in the US or abroad that involve integrating commissioning for new and existing buildings into your market transformation efforts?

A: IMT is generating press and doing outreach around the idea of energy efficiency in large buildings — private, commercial and multi-family. We’re trying to raise awareness that commissioning and RCx are cost-effective and should be important tools in everyone’s toolkits.

We talk to many building owners/operators, engineers, lawyers, leasing agents, policy makers, etc., and for many it’s the first time they’ve heard of building commissioning and RCx. IMT’s goal is to save energy and reduce carbon pollution. We view increasing rates of commissioning and RCx as an important path to achieving our goal.

EMC Engineers’ sustainable building solutions work to better the environment and your bottom line.
Mayor Michael Bloomberg of New York City developed a bold plan — PlaNYC: A Greener, Greater New York — to reduce greenhouse gas emissions (GHG) by 30 percent by 2030. This is the most aggressive stance on global warming taken by a major city. In 2008, the amount of GHG released in New York City was estimated to be 53.3 million metric tons and a reduction of 30 percent would be equivalent to the total amount of GHG emitted in the entire Phoenix, Ariz. metro area. Most major cities across the United States and the world have raised their eyebrows in response to Mayor Bloomberg’s goal. Some cities such as San Francisco have made it publicly known that they too will follow suit.

PlaNYC focuses around many things including land, water, transportation, energy, air and climate change. Recently, New York City passed the most ambitious and controversial aspect of PlaNYC, a measure geared toward energy reduction in buildings. New York City consumes nearly 55,000 GWh of electricity, and it is the City’s goal to reduce that amount. Curtailing this consumption will prove challenging as the City’s electricity load is estimated to grow approximately 500 — 665 megawatts per year.

Last summer, McKinsey & Company released the report entitled “Unlocking Energy Efficiency in the U.S. Economy” which discusses energy efficiency opportunities and barriers in the United States. The report concluded that energy efficiency is a “vast, low-cost energy resource” for the economy and could yield gross energy savings of over $1.2 trillion. The Mayor’s plan is inline with findings of this report and targets energy efficiency in the building stock. New York City has approximately 22,000 buildings larger than 50,000-square-feet, proving to be a tremendous opportunity for the City to reach its sustainability goals.

To reduce energy consumption in 22,000 buildings is a daunting task, and owners may not know where to start. A good first step is to conduct an energy audit on the building to determine the overall consumption of the facility. There are three different levels for energy audits, each increasing in detail and complexity. With a Level I energy audit, a certified auditor will walk through the facility with the building manager to identify any immediate energy conservation measures. Utility bills are also evaluated to determine the amount of energy consumed in comparison to buildings of similar size and type.

A Level II energy audit builds upon a Level I audit while incorporating more field activities, including a review of all equipment and a determination of what equipment should be replaced based on life, usage and efficiency. A plan is developed to specify both low- and no-cost improvement items. This allows the facility to develop a capital improvement plan to determine which upgrades and corrections are the most advantageous to make.

A Level III audit, which includes both Level I and II requirements, is the most comprehensive and adds testing of equipment and systems to determine their operating efficiency. This audit details how systems are operating and allows the owner to make a more informed decision on which upgrades are necessary.

Another step building owners can take to lower energy consumption and spending is to commission their buildings. It is no longer sufficient to merely install energy efficiency measures alone. These measures must be coupled with an extensive commissioning program so that concepts and systems are thoroughly integrated. With a complete commissioning program, systems are tested during installation to ensure they function effectively with overall design. Though commissioning is a strong proactive step owners can take to maintain their facilities, only a small handful of buildings are commissioned. Hence, it becomes even more critical that existing building commissioning programs are put into place.

Mayor Bloomberg sees the potential for cost savings and improved building efficiency and included an existing building or retro-commissioning component in PlaNYC. According to the Building Commissioning Associa-
tion, Existing Building Commissioning (EBCx) is a “systematic process for investigating, analyzing and optimizing the performance of building systems through the identification and implementation of low/no cost and capital intensive Facility Improvement Measures and ensuring their continued performance. The goal of EBCx is to make building systems perform interactively to meet the Current Facility Requirements and provide the tools to support the continuous improvement of system performance over time.”

Owners must not take for granted that their buildings are functioning as they were intended and must do their due diligence in confirming their buildings’ performance.

With financial constraints, owners may be hesitant to retrocommission their buildings; however, the process will produce a healthy return on investment. Evan Mills, Ph.D. of Lawrence Berkeley National Laboratory, conducted a cost-benefit analysis on building commissioning and stated, “Commissioning is one of the most potent and yet least understood strategies for managing energy use, costs, and associated greenhouse gas emissions in the buildings sector.”

Mills found that the average payback of commissioning an existing building was on average 1.1 years. High cost effectiveness was prevalent across the board, even in smaller facilities, which are often perceived to have low rates of return.

Buildings, many constructed more than 25 years ago, account for 72 percent of electricity consumption and 39 percent of energy use. The way we conduct business now has completely changed from five years ago, let alone 25 years ago. The age of computers, servers and data centers have changed the entire paradigm of building operations, resulting in significant increases in energy consumption. Further, occupants have greater demands for environmental and financial stewardship, aesthetics, comfort and convenience. With each change in tenants, the demands on the space will alter from the original design. At times, these alterations are so dramatic that lighting systems, HVAC systems and sequencing no longer match the needs of the space. Though buildings are stationary, they function in a highly dynamic environment; therefore, commissioning and retrocommissioning are necessary to ensure they continue to operate optimally.

Though PlaNYC is ambitious and groundbreaking, it is achievable. As buildings are notorious for being energy hogs, a concerted effort to improve their efficiency and minimize their environmental and fiscal impact will help New York City reach its goals. The tools and resources are available, and we look forward to participating in this movement.

Michael C. English, PE, CCP, LEED AP, is the founding senior partner of Horizon Engineering Associates, a premier commissioning firm. Mr. English is a pioneer in the field of commissioning and is the recipient of the prestigious 9th Annual Benner Award from PECI. For additional resources, visit www.horizon-engineering.com or www.michaelenglish.wordpress.com.

2. Ibid.
Committees Support BCA’s New Strategic Plan

Motivated by the Leadership Conference in San Antonio, BCA committees have identified numerous opportunities for members to support the organization’s training and education, best practices, and outreach initiatives. If you’ve been thinking about getting involved in a committee, now is the perfect time. Committee work not only supports BCA initiatives, but also provides you with great returns. Members have affected change in the industry, facilitated commissioning specifics into law, and made contacts resulting in profitable business deals...all through participation on a BCA committee. Take a look at what the committees are planning to accomplish this year, and see how you can make YOUR mark:

- Creation of new test questions
- Creation of a CCP brochure

MARKETING & OUTREACH
Chair:  Candice Rogers, CCP, CxA, LEED-AP
rogersc@paladinky.com

Marketing and Outreach is comprised of several sub-committees: Public Relations; Advertising and Market Research; Conference Support; Articles and Presentations; and Association, Provider and Partner Relations. Since awareness and outreach are becoming increasingly important in the growing commissioning industry, this committee works tirelessly to promote the BCA. Here are just a few of the activities this influential committee will concentrate on this year:

- Determine overall messaging and market planning for the Association
- Write and place articles in industry publications, and speakers at industry conventions
- Partner with other industry organizations at national and regional levels to promote commissioning best practices, benefits of BCA membership and the importance of commissioning to the commercial building industry.
- Promote BCA’s certification, best practices, resource documents, and educational sessions

CERTIFICATION
Chair:  Bryan Welsh, PE, CCP
bryan@wcxg.com

Want a hand in promoting the CCP as the premier commissioning certification for providers? This committee is the place to be. Members maintain and market the CCP and research new certification opportunities for the Association, all while keeping a close eye on what’s being requested by customers. In 2010, Certification Committee activities include:

- Partner with state governments to ensure the CCP is a required certification on every RFP
- Work to create a greater understanding of certification and what it means to partner organizations such as USGBC and AIA

PROFESSIONAL DEVELOPMENT
Chair:  Carl Lundstrom, PE, CCP
clundstrom@emcengineers.com

The Professional Development Committee’s main focus is to provide
relevant education to BCA members. This committee is multi-faceted and is a perfect fit for anyone who desires involvement in the training and education of industry professionals. The focus for this committee in 2010 includes:

- Organizing three-year plan for Cx training, including technical, process and facility Cx topics
- Develop content for the BCA Webinar Series for the next 12 months
- Work with industry allies such as ASHRAE, AIA and USGBC on the creation of co-branded programs and other all-industry initiatives
- Review applications for the BCA Speakers Bureau; review and recommend educational opportunities to the Association

**STANDARDS**

**Chair:** Cristian Harbaugh, LEED-AP
harbaugh@hflenz.com

If you are interested in helping to make commissioning “business as usual,” then the Standards committee is for you. This committee and its sub-committees are responsible for the creation of the BCA’s Best Practices, popular website templates and checklists. In 2010, this committee will work toward:

- Complete of Best Practices in Building Commissioning for New Construction
- Develop User Guides for Best Practices for: Architects, Owners, Building Operators
- Create a Best Practices for Building Types
- Develop additional checklists and templates.

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**CCP™ Updates**

The BCA would like to congratulate the following individuals on achieving the Certified Commissioning Professional designation:

- Robert Krout, PE, CCP, LEED AP
  BK Commissioning LLC
  Falls Church, VA

- Robert Totton, CCP, LEED-AP
  HDR
  Tacoma, WA

- Tim O’Neill, PE, CCP
  Welsh Commissioning Group
  Auburn, WA

- Elise Wei, CCP, LEED AP
  Fletcher Thompson
  Shelton, CT

- Phillip J. Rothstein, PE, CCP, LEED-AP
  Bath Commissioning Group
  El Paso, TX

They join the ranks of some of the most qualified commissioning providers in the industry. Our hats off to them!

The CCP exam is now online and available at more than 200 testing sites. To apply, review the Candidate Bulletin and download the application at [www.bcxa.org/certification](http://www.bcxa.org/certification).

Not sure if you are qualified? Send us your questions at [certification@bcxa.org](mailto:certification@bcxa.org) or call the BCA Hotline at (877) 666-2292.

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**Building Better Commissioning Providers**

Raising the bar in professional standards, the CCP designation is the mark of a dedicated and goal-oriented professional. It offers employers and building owners tangible evidence of an individual’s desire to excel in the building commissioning industry.

**Competitive Advantage**

Staying abreast of the ever-changing commissioning industry is a responsibility that cannot be ignored.

**Professional Recognition**

The CCP designation will set you apart as someone with the commitment, dedication and knowledge to succeed.

Visit the BCA website to check your eligibility.
Please join us **May 25-26, 2010** for the 18th National Conference on Building Commissioning in Chicago, Illinois. NCBC unites energy efficiency and sustainable building design experts with construction and operations industry professionals to discuss the latest trends and technologies that make commercial buildings work properly and efficiently.

Don’t miss out on this industry-leading event. Take advantage of the pre-conference workshops, interactive roundtable sessions and the Exhibitor Show & Reception.

Register today! Please visit [www.peci.org/ncbc/](http://www.peci.org/ncbc/) for more information.

Exhibitor space is still available.

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**18th National Conference on Building Commissioning**

Every year the National Conference on Building Commissioning (NCBC) provides an extraordinary opportunity for commercial building and energy industry leaders to learn about the latest developments in the commissioning business. This year NCBC will be held May 25-26 in Chicago, Ill.

Areas of focus on the agenda include:

**HIGHLIGHTS FOR OWNERS, MANAGERS & OPERATORS**
- Why commission? An evaluation of the market, building trends, commissioning outcomes
- Emergence of building codes and policies around building performance
- What to expect in commissioning process documents and deliverables:
  - Owners project requirements, basis of design, commissioning report
  - Commissioning and high performance buildings—what does it mean to be a high performance building and the role of commissioning
  - Demand response and commissioning
  - Persistence—tools and best practices
  - Benefits of monitoring-based commissioning

**HIGHLIGHTS FOR COMMISSIONING PROFESSIONALS**
- Electrical commissioning—motor controls, lighting, variable frequency drives
- Commissioning refrigeration systems
- Commissioning building envelope—moisture control and indoor air quality
- Functional testing—developing test plans, control system trending
- Existing building commissioning—case studies, best practices, market analysis

If you are involved in the commercial building industry, you don’t want to miss this conference.

Registration is now open for 2010 NCBC at [www.peci.org/ncbc/](http://www.peci.org/ncbc/). Register before April 30 to receive a conference discount.
INDUSTRY PROMOTION

GOALS
Assemble and refine the BCA’s Cx Portfolio and demonstrate the value of Cx to building industry stakeholders.

Industry Stakeholders:
• Member organizations
• Policy & regulatory — governmental regulatory authorities and policy makers

• Owners — operations and maintenance personnel facilities managers
• Design professionals — architects and engineers
• Construction professionals — construction managers and contractors
• Cx providers

STRATEGIES
• Define BCA’s Cx Portfolio content
• Develop a value proposition for the BCA and tailor the value proposition to key stakeholders
• Create relationships with regional organizations and policy & regulatory makers

NEXT STEPS & HOW YOUR HELP IS NEEDED!

Your help is needed to move this organization and the commissioning industry through efforts in Education, Best Practices, and Industry Promotion. The BCA needs volunteers to assist with tasks and goals for both the Chapters and Committees. BCA’s strategic plan with specific action tactics will be sent out in the near future with a call for help. In the meantime, please contact your Chapter Leaders, Committee Chairpersons or International Board to see how you can become more involved.

Also, be on the lookout for a BCA survey based on the Leadership Conference Action Plan. We want to hear from you to learn more about what you want from the BCA, your Chapter, and your industry.

BCA Spring Webinar Series

Don’t miss out on the BCA’s spring webinar series. These 1.5 hour sessions allow you to learn about technical and process issues related to commissioning while enjoying the comfort of your own home or workplace. And they feature the added bonus of allowing multiple attendees to share costs by listening in at the same location.

Commissioning Plumbing Systems
Wednesday, March 31, 2010
10:00–11:30 a.m. PDT
1:00–2:30 p.m. EDT
Presenter: John D. Villani, PE, QCxP
Grumman/Butkus Associates

Trust, but Verify: The EXTERIOR Enclosure Commissioning Process
Wednesday, April 28, 2010
10:00–11:30 a.m. PDT
1:00–2:30 p.m. EDT
Presenters: Daniel J. Lemieux, AIA & Martina T. Driscoll, PE
Wiss, Janney, Elstner Associates, Inc.

Electrical Commissioning—There’s a Map for That! The Road to Reliability
Wednesday, May 12, 2010
10:00–11:30 a.m. PDT
1:00–2:30 p.m. EDT
Presenter: Daniel H. Parker, PE
Hood-Patterson & Dewar

Cost (per webinar):
$100 BCA members
$125 non-members

1.5 AIA/CES Learning Units/Hours per webinar.

Sign up at www.bcxa.org/events/webinars.htm.
If you have been thinking of going after the Certified Commissioning Professional (CCP) credential but think you don’t have the relevant experience to qualify, you should know about some recent adjustments made by the Building Commissioning Certification Board (BCCB) to make the CCP more accessible.

The original application requirements included having essential experiences (key steps in the commissioning process) on qualifying projects from design through construction. Each qualifying project had to include all of the essential experiences. This was determined by the BCCB to be unnecessarily limiting because many people have had all the essential experiences, but not necessarily on contiguous projects. The purpose of the experience element of the certification is to ensure the applicant has had all the essential experiences, not that these experiences occurred on the same project. Based on this, the requirements were adjusted to allow an applicant to combine multiple projects to demonstrate the essential experiences.

Another important improvement has been the conversion to computer based testing at test centers located in major cities throughout the United States. This greatly reduces the time and travel costs associated with the previous regionally-proctored testing method.

Some members have questioned how the CCP requirements were developed to begin with—in particular the level of rigor associated with the application process. A little bit of history may be of interest.

Based on an expressed desire by BCA members for a certification program, a certification committee was formed in early 2001. Preliminary input was for a program with the following benefits:

- Consistency and credibility for the industry
A credential to show potential clients help in preventing dilution of services as seen in some industries. A signature or name brand that will be synonymous with quality commissioning practices.

The committee performed initial investigations into the expectations of such a program and developed a framework for discussion including draft certification program attributes. At the 2001 National Conference on Building Commissioning a working session was held to refine the attributes. These were presented to the membership at the 2001 annual BCA meeting followed by a vote of confidence to proceed with development of the certification program based on the following refined attributes:

- **Meaningful** — Requirements for certification are adequate to demonstrate a candidate’s ability to perform commissioning services, something that will be looked on with respect.

- **Objective selection criteria** — Consistent, repeatable criteria that is not subjective in nature to the fullest extent possible.

- **Continuing excellence** — To assure that the candidate maintains their edge in the commissioning field.

- **Accessible and convenient** — Offered at reasonably frequent time intervals, regionally across the country.

- **Self funding** — To assure the financial success of the program.

Later in 2001, additional committee volunteers were recruited and a funding source identified (The NW Energy Efficiency Alliance). In 2002 the membership was surveyed to obtain information on the desired attributes and elements of the certification program. A consultant specializing in developing and managing certification programs was hired to advise and assist with the program development. Based on input from the consultant, a “rules-based” certification program with elements of education, experience and examination was developed. Later, a test writing sub-committee was formed to write the examination items. The program was presented for membership comment and underwent legal review. In 2003 the certification program was made available to the membership.

The end result is a very credible certification program with the following unique attributes:

- A substantial certification credential based on experience, education and examination — not a certificate for course work completed

- A certification program that will provide benefits for both providers and building owners

- Built from the ground up by commissioning professionals with BCA membership input for a consensus-based result

- Developed under the direction of a nationally recognized professional certification development firm and reviewed by a legal firm specializing in certification programs.

A certification program that meets the originally stated goals to certify commissioning providers.

The BCCB is committed to continuing to improve the certification program, including increasing accessibility. BCCB is also considering developing a process management certification level or a “CCP in training” certification to allow those with less commissioning experience an opportunity to become certified.

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