

		Common Peer Review services NIBS 2012 Guideline 3* BECx ASTM E2813** Fundamental BECx ASTM E2813** Enhanced BECx			
BECx Team	Enclosure commissioning team may be a qualified member of design, contracting or owner team.				
	Enclosure commissioning team may be a disinterested member of design, contracting or owner team. (for projects up to 20,000 sf. ASTM of fundamental)				
	Qualified Enclosure Commissioning team may not be a part of design, contracting or owner teams.				
Schedule	Enclosure commission to begin at concept stage				
	Enclosure commissioning to begin no later than commencement of the DD documents				
Reporting	Develop a BECx Plan				
	Maintain a issues log				
	Provide reports to the owner				
Scope	Review includes water, air, structural, thermal, condensation, constructability				
	Review includes above plus maintainability, acoustical, and additional requirements listed in the OPR / BOD				
	Vertical enclosure system.				
	Roof(s)	As requested			
	Plaza(s)				
	Below Grade				
Design Documentation	OPR / BOD	Active Participation in the development of the Owners Performance Requirements (OPR)			
		Review and comment on Owners Performance Requirements			
		Active Participation in the development of the Basis of Design			
		Review and comment on Owners Basis of Design (BOD)			
	Design Document Reviews	Review of SD level drawings and specifications			
		Review of DD level drawings and specifications			
Pre Construction		Participate in sub contract pre bid meetings.			
		Review of subcontractor submittals			
		Witness lab/site testing if performed			
Construction		Attend enclosure related site meetings			
		Witness site functional testing			
		Review of mock ups			
		Perform periodic site observation.			
		Provide updated non-conformance log			
Post Construction		Provide punch list			
		Review as built documents			
		Attend systems training and operations meetings			
		Visit site to review performance 10 months post construction.			

This listing is a synopsis and does not contain all the information on the detailed duties of the commissioning agent during the delivery of service. An example of this is in the ASTM commissioning where the role of the agent in certain duties would include review of documents and testing and publishing a report to the owner. In the enhanced process the commissioning agent will perform the role with direct and substantive participation in addition to issuance of a report.

This listing is intended to serve as a general guide and is not to be used in the final determination of the nature of the services to be provided. Please review the referenced documents in making the determination of services that are included.

The NIBS guideline for enclosure commissioning is a guideline and not a standard. The depth or scope of services may therefore be modified. The ASTM document is a standards with strict adherence to the scope provided being a requirement.