

POLICY:

*Policy effective: June 1, 2018 for 2017 Pikes Peak Regional Building Code
-updated: May 31, 2023 for 2023 Pikes Peak Regional Building Code*

SYSTEM COMMISSIONING.

2021 IECC, Section C408 - Maintenance Information and System Commissioning

CODE SECTIONS:

C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements. Prior to the final mechanical and plumbing inspections, the *registered design professional* or an *approved agency* shall provide evidence 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.

C408.3.1 Functional testing. Prior to passing final inspection, the *registered design professional* or *approved agency* 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 and C408.3.1.2 for the applicable control type.

POLICY:

For purposes of consistency between disciplines, evidence of testing, commissioning, and completion of mechanical, plumbing, and lighting control systems will not be required prior to completion of the mechanical, plumbing, and electrical final inspections, but shall be made available to the *code official* when specifically requested. Per Sections C408.2.5 and C408.3.2, the construction documents shall specify that the commissioning documents be provided to the owner or the owner's authorized agent within ninety (90) days of the date of receipt of the Certificate of Occupancy.