

CLARKE BANKS BUILDING CONTROL

Commissioning Helpsheet 8

Building Type – Material change of use and extension (dwellings)

Helpsheet to aid the project team have awareness of the typical elements of commissioning which will be required when the project is complete. Please note

- Commissioning data must be received 5 days prior to request for final certificate.

ITEM	COMMISSIONING CERTIFICATE / REPORT	ADDITIONAL DETAIL (WHERE REQ)	RESPONSIBILITY
1	As Built Architectural Plans		
2	As Built Structural Package	Should include finalised calculations including any subcontractor changes	
3	As Built MEP Package	Should include finalised calculations including any subcontractor changes	
4	Fire Alarm	BS 5839: 1 2017 (common areas in flats) BS 5839: 6 2013 (within dwelling)	
5	Regulation 38 Fire Safety Information	The person carrying out the work shall give fire safety information to the responsible person not later than the date of completion of the work, or the date of occupation of the building or extension, whichever is the earlier	
6	Electrical Design, Installation and Testing Certificates	BS 7671: 2008 + A3 2015	
7	Heating Ventilation and Air Conditioning	Ventilation must include air tightness and flow rate test information	
8	Regulation 39 Ventilation Information	The person carrying out the work shall not later than five days after the work has been completed give sufficient information to the owner about the building's ventilation system and its maintenance requirements so that the ventilation system can be operated in such a manner as to provide adequate means of ventilation	
9	Drainage	1 of the following	

		<ul style="list-style-type: none"> - Pre-Completion Water Test (Witnessed by Clarke Banks) - CCTV Survey 	
10	Water Chlorination		
11	Gas Safe		
12	Energy Model	As Built SAP Calculation (where a SAP calculation is required)	
13	Regulation 40 – Information About Fuel and Power	The person carrying out the work shall not later than five days after the work has been completed provide to the owner sufficient information about the building, the fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances. Large only	
14	Thermal Imaging Survey	Only by specific request of Clarke Banks	
15	Acoustic Testing	Where part of a mixed use development. 10% min test requirements to separating elements. To be agreed upfront with Clarke Banks as to which units are to be tested	
16	Part M – Access Strategy		
17	Intumescent Paint – Warranty of Application		
18	Fire Stopping Warranty (Tag Log)		
19	Sprinkler Installation	<ul style="list-style-type: none"> - BS EN 12845 – Traditional Commercial Sprinkler System - BS 8458 Water Mist System 	