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Law and order

Dramatically reimagining
a heritage classic.



Time to deliver

Key stakeholders have joined forces to address a widely recognised sore point in the Australian building industry: commissioning.



The government, the Green Building Council of Australia, builders, asset owners and thought leaders are aiming to develop an Australian standard for building commissioning. As a first step, a working group is producing a guideline – which only requires peer review rather than nine weeks' compulsory public consultation – to get the effort up and running.

Paul Jackson, M.AIRAH, is part of the Standards Australia working group. He believes there is a clear and urgent need for a commissioning standard.

“For years now end users have been complaining about and putting up with issues within new buildings or assets,” he says. “You don't buy a car and spend the first 12 months trying to make it work, so why buy or lease a multi-million-dollar asset and accept the current project outcomes?”

Jackson says that although some of the issues are undoubtedly around occupants getting used to new environments, the majority are due to poorly commissioned systems and a general lack of inter-discipline co-ordination.

“For example, mechanical or air conditioning systems need to interact with access control, lighting, vertical transportation and fire control. Invariably these systems are commissioned in a siloed manner.”

The need to improve the building commissioning process was identified in the PRIME initiative in 2017. As part of that project, AIRAH provided a framework for a commissioning guideline; this is now being expanded into a Standards Australia Technical Specification.

Those interested in joining the working group are welcome to apply. The team plans to hold its first meeting this month, and is aiming to provide an initial draft for peer review in mid-2019. Jackson is hopeful they will be able to produce a valuable guideline around integrated system verification during commissioning, paralleling best practice in industries such as IT.

“Ultimately it will ensure that projects – not only commercial office space, but also any facility or asset – get delivered complete and fully functional,” he says, “and the occupants' expectations are met.” ■



Based in Sydney, Cillian Casey, M.AIRAH, is a senior consultant for Australian building systems experts IBMS.

Responsibilities

I am responsible for leading and managing a mix of technical advisory and implementation projects for both national and NSW-based clients. This starts with our initial client consultation and brief development right through to project completion.

Specialty

I specialise in building performance efficiency and optimisation, with a focus on HVAC, DDC systems design, building technology upgrades and migration to true integrated building and business systems. It's far broader than traditional building services.

Passions

Enabling best-of-breed technology to improve operational efficiency and tenant satisfaction in the built environment. This involves staying abreast of the latest technology and understanding how this can be integrated with existing technology and used to deliver the greatest value to the end user.

Challenges

The “close enough is good enough” attitude is costing our clients dearly.

Professional development

Internally led technical sessions delivered by IBMS's experienced knowledge leaders is a fantastic avenue for development. Externally I keep abreast of technical and industry publications; CIBSE and GBCA online content is useful.

Plans

I look forward to progressing my current role at IBMS and expanding my client portfolio in Sydney, particularly in the upgrade/integration space. I gain most satisfaction through delivery of tangible, high-performance outcomes with a solid ROI for our clients. ■

Would you like to know more?

Go to www.standards.org.au/news/building-and-ventilation-experts-wanted or contact Standards Australia project manager Andrew Buchel directly at buildcomms@standards.org.au