Commissioning

The purpose of commissioning is to assure that all technical equipment in a building is properly functioning as intended during the conceptual and design stage. Strictly defined, our mission of commissioning covers the following elements:

- HVAC installations
- lighting
- building management and regulation system
- natural ventilation

Other installations or features, such as elevators, energy production and distribution, water distribution, sanitary provisions and fire safety, can also be subject to commissioning.

HOW WE PROCEED

Commissioning consists of a series of normalized tests (e.g. EN 12599 in the case of ventilation) in order to achieve proper functioning of an installation, i.e. in line with the initial concept and design.
Our assignment generally comprises the following phases:

- A feasibility study vis-à-vis commissioning (pre-assessment)
- Pre-commissioning: inspection and control before activation (pressure tests on piping, visual inspections…)
- Activation: measurements and adjustments
- Seasonal commissioning: follow-up on the installations during the building's first year of use

The latter aspect of commissioning is key, since it takes into account remarks from the tenants regarding comfort.
It also allows for adjustments over a full seasonal cycle.

All stages of the commissioning process are duly documented and aimed at enhancing the performance of the installations.

WHY RELY ON SECO ?

- Our expertise makes us your ideal partner to guide you through the entire commissioning process.
- Seco guarantees the actual functioning of the installations in line with the initial concept and design (performances).
- Our opinion on installations (including performance) can serve as the basis for an IDI (inherent defects insurance) policy. As third-party controllers, we benefit from general recognition from international insurance and reinsurance companies.

REFERENCE PROJECTS

architect&photo©Art&Build

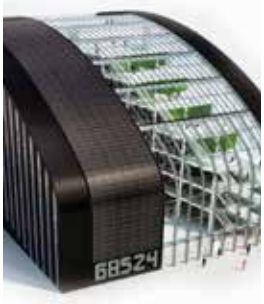
Project© Just under the sky

- Assistance along the construction process in view of enhancing performance of technical installations

architect & photo© M. Jaspers – J. Eyers & Partners

Project©Tour Paradis

- Commissioning manager under a BREEAM assessment



architect&photo ©Cepezed / Samyn & Partners

Project© Tour & Taxis / IBGE - Brussels

- Commissioning manager under a BREEAM assessment (Passive Building project)

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