



LEED 2009 for Existing Buildings: Operations & Maintenance

EA CREDIT 3.1: PERFORMANCE MEASUREMENT

BUILDING AUTOMATION SYSTEM

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

This static sample form has been modified for offline access. All sections of the form are visible. Sample forms are for reference only.

Performance period start:

Performance period end:

A computer-based building automation system (BAS) has been operational in the project building during the performance period. The BAS monitors and controls major systems including, but not limited to, the following applicable systems: (Select all applicable major building systems that are connected to the BAS)

- ☐ Space heating
- ☐ Space cooling
- ☐ Ventilation
- ☐ Lighting

If any of the above systems are not present in the project building or are otherwise not connected to the BAS, please provide a brief description to explain their exemption.

Upload EAc3.1-1. Provide a summary description of the BAS with regards to system monitoring, controls, and reporting capabilities. The description should include a table or listing of all installed BAS sensor points and actuators for each base-building system selected above.

- ☐ The project team has verified proper functioning of the system sensors and actuators during the performance period.

Upload at least one of the following supporting documents:

Upload EAc3.1-2. Completed Summary Report and Testing Reports.

Provide a summary report of Building Automation System calibration and system testing performed that ensures sensor and actuator accuracy and precision, proper operation of the overall system, and a summary of the repair/replacement of any malfunctioning components. The report must be dated within the manufacturer recommended interval, as a measured from the conclusion of the performance period.

Upload EAc3.1-3. Maintenance Plan and Procedures. Provide a Building Automation System maintenance plan outlining procedures that ensure sensor and actuator accuracy and precision, proper operation of the overall system, and repair/replacement of any malfunctioning components.

ADDITIONAL DETAILS

- ☐ Special circumstances preclude documentation of credit compliance with the submittal requirements outlined in this form.

SPECIAL CIRCUMSTANCES

Describe the circumstances limiting the project team's ability to provide the submittals required in this form. Be sure to reference what additional documentation has been provided, if any. Non-standard documentation will be considered upon its merits.

Upload EAc3.1-SC. Provide any additional documentation that supports the claim to special circumstances. (Optional)

- ☐ The project team is using an alternative compliance approach in lieu of standard submittal paths.

ALTERNATIVE COMPLIANCE PATH

Describe the alternative compliance path used by the project team. Include justification that this path meets the credit intent and requirements. Be sure to reference what additional documentation has been provided, if any. Non-standard documentation will be considered upon its merits.

Upload EAc3.1-ACP. Provide any additional documents that support the alternative compliance path approach. (Optional)

SUMMARY

EA Credit 3.1: Performance Measurement - Building Automation System
Points Documented:

REFERENCE ONLY