

This Bid Includes Mandatory Title 24, Part 6 Acceptance Testing



Title 24 is California's comprehensive building energy code that contains standards governing many aspects of building design, including building energy efficiency. Since 2005, Title 24 has required Acceptance Testing of windows, lighting and mechanical systems for new buildings, major renovations, and equipment change-outs.

What is Title 24, Part 6 Acceptance Testing?

It is a series of targeted inspections and performance tests that focus on important drivers of building energy use. Acceptance Tests help ensure that systems are properly installed and functioning in conformance with Title 24 and as specified in the building's design.

How Does it Work?

Depending on the type of test and building, an architect, engineer or a contractor will take responsibility for performing the Acceptance Test. This "Responsible Party" will then make sure the required tests are conducted and that any problems identified by the tests are corrected. Simpler tests take only a couple of hours, while more difficult tests, such as those related to complex mechanical systems, may require a full day onsite and coordination of multiple contractors. After the tests show that the system is operating as expected, the Responsible Party will submit the required Certificate of Acceptance to the permitting department. Only then can the permitting department issue a Certificate of Occupancy.

The types of deficiencies identified by Acceptance Testing can equate to large financial losses if uncorrected. A study by Mills¹ found that correcting such deficiencies by commissioning new buildings saved 13% of energy use. PECEI² shows how capturing those savings can lead to a significant increase in asset value.

Sources:

- 1 Mills (2011), "Building commissioning: a golden opportunity for reducing energy costs and greenhouse gas emissions in the United States"
- 2 PECEI (2007), "A Retrocommissioning Guide for Building Owners"

Why is this Important for Healthy and Efficient Buildings?

- Proper system operation saves building owners money by avoiding unnecessary operation and maintenance costs. Typically, the cost of testing is more than offset by savings on energy bills, extended equipment life, and other non-energy benefits.
- Tests can identify problems introduced through installation or startup that could reduce occupant comfort or lead to unsafe conditions. Problems identified by the tests must be corrected before the tests are completed.
- Commitment to Acceptance Tests is not just a code requirement; it's a commitment to meet the sustainability goals of owners, occupants and the entire community.

NEED MORE INFORMATION?

- A process guide to Acceptance Testing is available at www.bit.ly/Title24.
- **The Energy Standards Hotline**, hosted by the California Energy Commission's Efficiency and Renewable Energy Division, provides comprehensive and timely information on Title 24, Part 6, Building Energy Efficiency Standard compliance.

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