AS 5342:2026

Australian STANDARD®

STANDARDS Australia

Building commissioning

AS 5342:2026

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The following are represented on Committee BD-012:

Air Conditioning & Mechanical Contractors Association
Australasian Fire and Emergency Service Authorities Council
Australian Industry Group
Australian Institute of Refrigeration Air Conditioning and Heating
Chartered Institution of Building Services Engineers ANZ
Construction Information Systems Limited (NATSPEC)
CSIRO
Department of Justice (TAS)
Facility Management Association of Australia
Fire Protection Association Australia
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Building commissioning

Originated as SA TS 5342:2021.
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How to read this Standard

This page explains the meaning of the language and structure of this Standard.

Refer to Standards Australia's Standardisation Guide 006 for more details about drafting rules.

Australian and Australian/New Zealand Standards are voluntary unless they are referenced in legislation or called up in contracts.

Requirements

To conform to a Standard, all requirements in the Standard need to be met.

A requirement is any statement in the Standard which uses the word "shall".

Recommendations, permissions and possibilities

The following words are commonly used in Standards, but statements using them do not have to be followed to conform to the Standard:

(a) "should" means that something is recommended.

(b) "may" means that something is permitted.

(c) "can" means that something is possible.

Structure of Standards

A Standard always has the following parts:

(i) The Preface states who developed the Standard, what the Standard is aiming to do, and how it relates to other documents.

(ii) The Scope states what the Standard is about, what it covers and what it does not cover.

(iii) The Normative references clause lists other documents that are referenced in the Standard as part of requirements.

(iv) The Terms and definitions clause defines important terms to help with understanding the Standard.

A Standard may also include other parts, such as the following:

(1) A normative appendix sets additional requirements that need to be conformed to.

(2) An informative appendix provides additional information or guidance. They usually do not contain requirements. If an informative appendix does contain requirements, the Standard will explain when those requirements apply.

(3) A Bibliography lists documents referenced in the Standard but not as part of requirements.

Many Standards include notes. Notes provide recommendations and/or guidance only. They never contain requirements.

Preface

This Standard was prepared by the Standards Australia Committee BD-012, Building Commissioning, to supersede SA TS 5342:2021, *Technical specification for building commissioning*.

The objective of this document is to provide a common framework and standardized minimum requirements for the building commissioning process and its related management activities through the building project's life cycle.

This document is intended for use by all stakeholders, including owners, designers, contractors, installers, commissioning personnel, inspectors, regulators and facilities managers of buildings and their systems.

This document does not allocate roles to specific parties, nor does it allocate responsibilities. However, it provides guidance on roles and responsibilities in Appendix B.

The terms "normative" and "informative" are used in Standards to define the application of the appendices to which they apply. A "normative" appendix is an integral part of a Standard, whereas an "informative" appendix is only for information and guidance.

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Introduction

Building commissioning is an essential process within a building project's life cycle. It is important for the verification of design intent and the validation of operational requirements, including statutory, contractual and environmental requirements. It also provides baseline data for maintaining ongoing reliability and performance.

Commissioning already takes place, and is a regulated requirement, for some systems in some jurisdictions. Standards and specifications for some parts of a building nominate requirements for commissioning and the verification of baseline data. However, this approach has not been applied consistently. This document provides a structure for building commissioning which promotes consistency, integration and rigour and will improve outcomes in building performance and reliability.

NOTES

Australian Standard®

Building commissioning

1 Scope and general

1.1 Scope

This Standard provides a common framework and standardized minimum requirements for the building commissioning process and its related management activities through the building project's life cycle.

This document applies to all building services systems and building elements nominated within the project requirements, and those installed to meet statutory requirements.

This document does not define the specific technical commissioning requirements of individual systems.

1.2 Normative references

There are no normative references in this document.

NOTE Documents referenced for informative purposes are listed in the Bibliography.

1.3 Terms and definitions

For the purposes of this document, the following terms and definitions apply.

ISO and IEC maintain terminological databases for use in standardization at the following addresses:

(a) IEC Electropedia: available at https://www.electropedia.org/

(b) ISO Online browsing platform: available at https://www.iso.org/obp

1.3.1
baseline data
data either provided by or derived from the accepted design and commissioning thereof which, when and where provided, would serve as a basis for verification of results of inspection, test and survey or during routine servicing

Note 1 to entry: There are various standards for building systems and elements that require baseline data to be provided.

1.3.2
building tuning
iterative process of monitoring of building systems performance, periodic review of performance data, corrective action response (system tuning) and ongoing measurement with the objective of maintaining and optimising performance of systems

Note 1 to entry: Defects rectification is not a building tuning activity, but may impact upon the effectiveness of building tuning.

1.3.3
commissionability
ability of a system to be commissioned to the project requirements

Note 1 to entry: Commissionability includes being able to safely access, commission, test and operate the system and its components through the system's design life.