

# Man04

## Commissioning and handover

### Testing and inspecting building fabric

#### Actions:

- i. Complete post-construction testing and inspection
- ii. Rectify any defects identified during post-construction testing

#### i. Post-construction testing

Post-construction testing and inspection should be completed to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths through:

- a. Air tightness testing
- b. Thermographic survey

Thermography surveys and airtightness testing are to be undertaken by **suitably qualified professionals** in accordance with the appropriate standards, as follows:

- **Airtightness testing:** by professionals with membership of Air Tightness Testing and Measurement Association (ATTMA) or Independent Air Tightness Testing Scheme (IATS) attained at organisational level.
- **Thermographic survey:** by professionals holding a valid Category 2, e.g. PCN (Personnel Certification in Non-Destructive Testing) or QCF (Ofqual's Qualification and Credit Framework) or RQF (Regulated Qualifications Framework) Level 4, e.g. ABBE (Awarding Body for the Built Environment), certificate in thermography (as defined by the [UKTA \(UK Thermography Authority\) website](#)). Where a Category 2 or Level 4 thermographer is not available, the survey may be undertaken by a Category 1 thermographer and then the images interpreted by a Category 2 or Level 4 thermographer.

The thermographic survey must cover **100% of the treated spaces**, unless it is a large complex building. Ensure that all elements of the building fabric that enclose an internal heated or conditioned (treated) zone are tested. This includes internal walls separating treated and untreated zones.

In the case of **large complex buildings**, it may be impractical for the thermographic survey and airtightness testing to cover 100% of the building. Where a complete thermographic survey is deemed impractical by a Level 2 qualified thermographic surveyor, the guidance in **airtightness standard TSL2** should be followed on the extent of the survey and testing. This could include airports, large hospitals and high-rise buildings.

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Note: This document is intended as guidance only. Consult your BREEAM AP or Assessor to ensure compliance is achieved.

## ii. Rectifying defects

Any defects identified during the post-construction testing and inspection should be **rectified prior to building handover and close out**.

Any remediation work undertaken, resulting from a thermographic survey and airtightness test of the building, should be **robust and durable**, i.e. the remedial work must have the same performance characteristics and life expectancy of the surrounding elements.

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