

## Design and construction audit: review of design intent (element 1)

To evaluate documentation on how the building should have been constructed and how it is expected to perform.

### Level 2 Review of building services and energy systems

<b>Cost:</b> ₹	<b>Time:</b> ⌚	<b>Skills:</b> 🙌🙌
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#### Potential tools needed:

- Pen and paper for notes
- Camera
- Design documents

**Benefit:** Aids in identifying emerging issues, defects, changes in use of the building that were not expected.

#### How / What to look for:

- Take photos or short video clips of anything that looks unusual, such as lights on in brightly daylight spaces, unlabelled controls, equipment left on, or occupants unique solutions to resolving problems like glare or drafts. Always asking for permission first. You may, for example, be asked not to include images of children in school studies, or the content of computer screens in offices.
- The researcher will need at least a basic knowledge in construction and technical aspects of a dwelling.
- Get a feel for the control systems installed, both manual and automatic, including building management systems if fitted, and if occupants and management understand them.
- Check for the results of fabric air pressure tests if available.
- Review operation and maintenance manuals and commissioning records, to help understand design intent and how well the building and its systems were working at the time of handover.

**Timing:** This will be likely be information gathered from the first data gathering walkthrough of the building. This step can often be combined with a walkthrough with key stakeholders and can be more informative when done with a building manager or occupant who is familiar with the services and energy systems.

**Potential barriers:** No access to stakeholders; unwilling to be interviewed; limited knowledge of services and systems.

