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English Version

Criteria for design, management and control of maintenance services for buildings

Critères pour la conception, le management et le contrôle
de la maintenance des bâtiments

Kriterien für Entwicklung, Leitung und Überwachung von
Instandhaltungsdienstleistungen von Gebäuden

This Technical Specification (CEN/TS) was approved by CEN on 10 November 2005 for provisional application.

The period of validity of this CEN/TS is limited initially to three years. After two years the members of CEN will be requested to submit their comments, particularly on the question whether the CEN/TS can be converted into a European Standard.

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Foreword

This Technical Specification (CEN/TS 15331:2005) has been prepared by Technical Committee CEN/TC 319 "Maintenance", the secretariat of which is held by UNI.

According to the CEN/CENELEC Internal Regulations, the national standards organizations of the following countries are bound to announce this CEN Technical Specification: Austria, Belgium, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Slovakia, Slovenia, Spain, Sweden, Switzerland and United Kingdom.

Introduction

A building differs from other items subject to maintenance essentially by:

- the need to maintain property value over time;
- the possibility that the property may undergo a change in its intended use during its service life;
- the number of persons responsible for maintenance (owner, administrator, tenant, employee);
- its duration over time (decades).

Under these conditions it is difficult to predict with any degree of precision the service life of each component part. Budgeting for maintenance, and specifically the scheduling of maintenance interventions, requires the availability and the analysis of feedback data obtained from maintenance activities.

The purpose of building maintenance is to ensure utilisation of the asset by maintaining its property value and initial performances within acceptable limits for its whole service life, as well as promoting technical and regulatory modifications to initial or new technical performances as selected by the operator or required by law.

To obtain this goal, the definition of general criteria to collect data that is essential for maintenance activities and the use of suitable information systems may be used to develop database and management tools to improve the profitability of buildings.

1 Scope

This Technical Specification specifies the criteria and the general methods in the planning, management and control of maintenance in buildings and their surrounding area according to the objectives of the owners and users and the required quality of maintenance.

This Technical Specification should apply to the maintenance management of buildings.

For informative purposes a possible classification of buildings is given in Annex A.

2 Normative references

The following referenced documents are indispensable for the application of this Technical Specification. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

EN 13306:2001, *Maintenance terminology*

EN 13460:2002, *Maintenance - Documents for maintenance*

ISO 6707-1:2004, *Building and civil engineering – Vocabulary – Part 1: General terms*

3 Terms and definitions

For the purposes of this Technical Specification, the terms and definitions given in EN 13306:2001, EN 13460:2002, ISO 6707-1:2004 and the following apply.

3.1

building

construction works that has the provision of shelter for its occupants or contents as one of its main purposes; usually partially or totally enclosed and designed to stand permanently in one place

[definition of ISO 6707-1:2004]

NOTE Including envelope, structural and non structural elements, finishing, fittings, equipment and installations and external works.

3.1.1

maintenance of buildings

combination of all technical, administrative and managerial actions during the lifecycle of a building (or a part of it), intended to retain it, or restore it to, a state in which it can perform the required function

3.2

component

construction element or functional grouping of several elements considered as part of a single system

3.3

property value

minimum production cost for a building, inclusive of business profit, in respect of predetermined performances

3.4

analysis

activities aimed at acquiring knowledge of the status and operating conditions of the building and its component parts