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English Version

## Building management - Terminology and scope of services

Gestion technique du bâtiment - Terminologie et étendue  
des services

Gebäudemanagement - Begriffe und Leistungen

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## Foreword

This document (CEN/TS 15379:2006) has been prepared by Technical Committee CEN/TC 247 “Building automation, control and building management”, the secretariat of which is held by SNV.

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, Romania, Slovakia, Slovenia, Spain, Sweden, Switzerland and United Kingdom.

## Introduction

This document defines the code of practice that applies for services relating to the management of buildings and properties. The definitions are intended to serve the unification of the various terms hitherto used and the associated services with the aim of creating more transparency on the market and assist CEN/TC 247 in standardizing of:

- Technical building management systems, tools and methods
- Connections and interfaces between the different building management processes

Building services relating to technical building management are listed in this document.

For a better understanding of the whole building management process, the services relating to infrastructural and financial building management which are not alone under the scope of CEN/TC 247 are listed in the informative annexes A and B.

The interdependencies of services in terms of strategic management and operation of buildings will be defined in more detail in the European standards for Facility Management by CEN/TC 348.

## 1 Scope

The document provides a structure of Building Management (BM) and its Building Services and gives terms and definitions in the field of Building Management for general understanding. The document does not purport to describe Building Management Systems.

## 2 Normative references

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

EN 15221-1	Facility Management – Part 1: Terms and definitions
EN ISO 16484-2	Building automation and control systems (BACS) — Part 2: Hardware (ISO 16484-2:2004)
EN ISO 16484-3	Building automation and control systems (BACS) — Part 3: Functions (ISO 16484-3:2005)

## 3 Terms and definitions

This clause presents the vocabulary used in this document. The terms and definitions listed in this document but defined by other relevant European Standards are repeated below for convenience in most cases.

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

### 3.1

#### **building**

cf. property 3.8

large volume individual fixed structure other than industrial structures, i.e. commercial, industrial or commercial residential premises

[EN ISO 16484-2]

### 3.2

#### **building automation and control**

##### **BAC**

description for products, software, and engineering services for automatic controls, monitoring and optimization, human intervention and management to achieve energy – efficient, economical and safe operation of building services equipment

[EN ISO 16484-2]

### 3.3

#### **building automation and control system**

##### **BACS**

system, comprising all products and engineering services for automatic controls (including interlocks), monitoring, optimization, for operation, human intervention and management to achieve energy – efficient, economical and safe operation of building services

NOTE 1 The use of the word 'control' does not imply that the system/device is restricted to control functions. Processing