

Benefits of a well Maintained Building

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24 Hour Fire & Water Cleanup and Restoration

The Benefits of Preventive Maintenance

- Provides for extended Life of the building and grounds
- Provides a Healthy Environment.
- Increases the productivity of the Faculty, administrators and maintenance personnel.
- Aesthetic qualities of the building and grounds are improved
- Timely identification of the building degradation that may otherwise be unnoticed.
- Maintains Compliance with Current Codes and Standards
- Achieves reductions in energy consumption.
- Keeps people from talking and invites more to the building.

Maintenance Categories

- General Maintenance
- Grounds Maintenance
- Preventive Maintenance
- Emergency Repairs
- Vandalism
- Vehicle Maintenance

Inspect – Inspect - Inspect



First – inspect with safety in mind

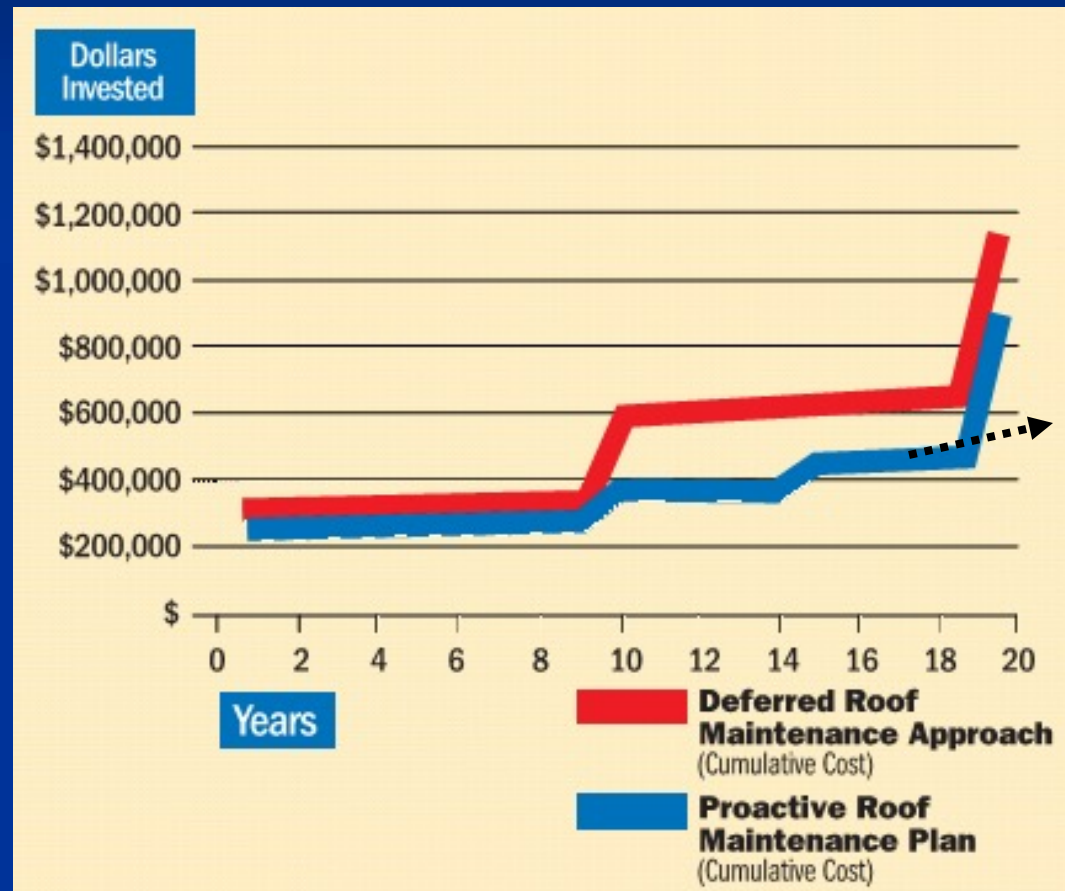
- **Do a full building inspection**
 - Start at the top – The roof system
 - Exterior walls and Windows
 - Exterior doors – function and secure
 - Electrical system
 - Plumbing system
 - HVAC system
 - Interior walls and ceilings
 - Flooring
- **Document repairs**
- **Game plan and budget repairs**

Budget and Prioritize

- **Prioritize repairs**
 - Life Safety
 - Overall Safety
 - Regulatory Requirements
 - Known Repairs or not
 - Equipment Life Cycle
 - Energy Efficiency
- **What caused the need for repair**
 - Lack of Proper maintenance
 - Age
 - Storm Damage
 - Vandalism

Prevention (Proactive) is your best Value (\$)

The correct balance of a proactive maintenance increases the service life of a Building.
Protect your initial investment!



Reactive vs. Proactive

What are Some
Unexpected Costs
Associated w/Reactive
Management System



You spend a lot of \$\$ maintaining you're yard how about your Building



You thought your boss was picky

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Keep Track of Your Related Collateral and Incidental Expenses

- Costs of damage to the building (interior/exterior)
 - Costs of energy loss through wet insulation both in heating and cooling seasons.
 - Water damage clean-up
 - Cost of damage to merchandise, inventory & equipment
 - Cost from lost use of space and/or inability to rent/lease
 - Costs and exposure to issues of air quality and work environment
 - Costs of business interruptions
 - Costs associated with higher insurance premiums due to frequent claims arising from water damage
 - Cost of premature failure and cost of replacement.
-

Lack of Maintenance – no not a green roof



Improper
Roof Repairs

Lack of Proper Maintenance?

Types of Roofs in Commercial Buildings

MOST ROOFS ARE FIRST DEFINED BY THEIR SLOPE. WE THEN TYPICALLY CLASSIFY A ROOF BY ITS MEMBRANE:

Steep Sloped

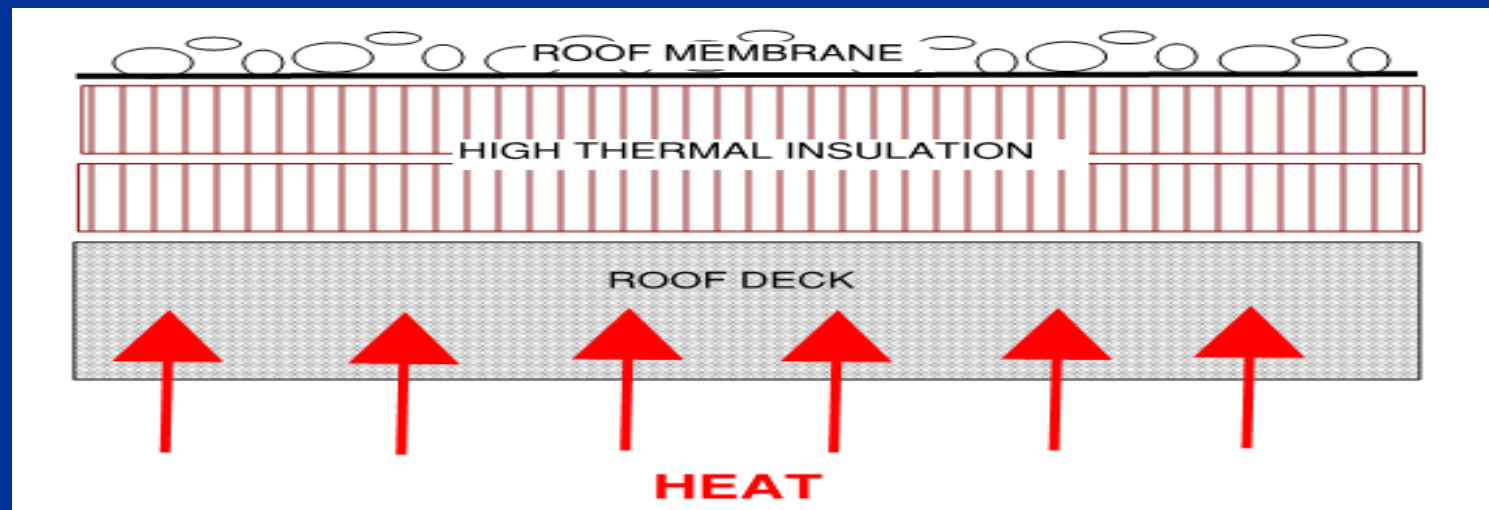
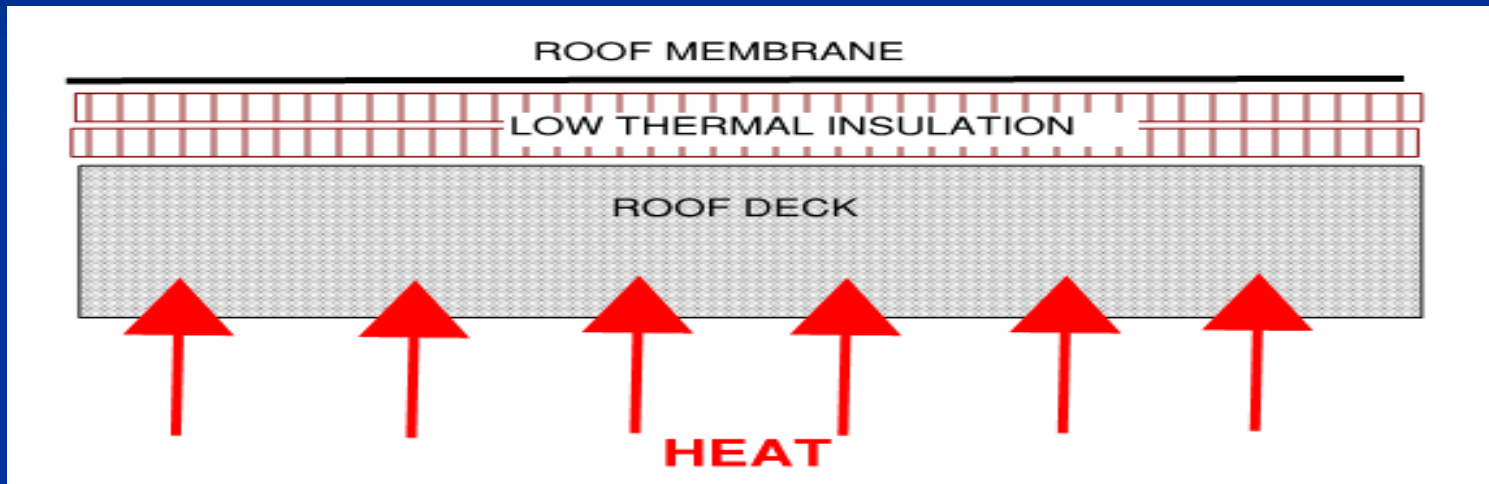
- Asphalt Shingles
- Metal
- Slate
- Wood

Low Sloped (Flat)

- Built-Up Roof (BUR)
- Modified Bitumen (MB)
- Single-Ply (PVC, TPO, EPDM....)
 - **Attachment Method**
 - Fully Adhered
 - Mechanically Fastened
 - Ballast

Why do Roofs cost more today than years past
With the new codes requires more insulation
And safety requirements

Older V.S. Newer Conventional



Stage 2: Maintenance

BUILDING OWNER'S TYPICAL REQUIREMENTS

- Keep documentation and follow NRCA & Manufactures Maintenance Plan (typically include inspections)
- Minimize roof traffic (keep a roof access log)
- Pick-up and dispose of rooftop debris. Clean roof drains, gutters, downspouts and soffit vents
- Trim tree limbs that overhang the roof
- Immediately REPORT leaks (If it leaked into the interior the insulation is most likely wet and will require replacement.)
- Review adjacent conditions which may cause roof leaks from another source. (NOT COVERED UNDER WARRANTY)

Maintenance

Create a Maintenance plan and create a check list

Inspection of the roof at least TWICE a year

-Typically once in the spring and once in the fall

-After extreme Weather Events (hailstorms, tornadoes...)

- Read and follow the maintenance requirements of the manufacturer warranty
- Make a copy of the roof plan to documents suspect conditions and/or repairs. Document conditions with digital photos and keep a log.

Failing Base Flashings

Stage 2: Maintenance



Caulking

- Caulking, it is so simple but one of the most forgotten items.
- Use a good quality caulk. Not all caulking is the same.



Transitions & Flashings

Stage 2: Maintenance

Sealant



Review the Interiors

Stage 2: Maintenance



Maintenance



Maintenance

Roof Top Unit (RTU)

- Out of site out of mind, simple maintenance goes a long way.
- Change filters ever quarter, no less than twice a year.
- Clean units once to twice a year.
- Comb fins if dented, be from hail debris or ?



Stage 2: Maintenance

- Keep documentation and record of when filters are changed.
- Who is responsible – put someone in charge
- Think of the energy cost.
- Is anyone complaining of rooms not cooling.



Codes, inspections and maintenance help with environmental issues in buildings

MOLD Does Happen!



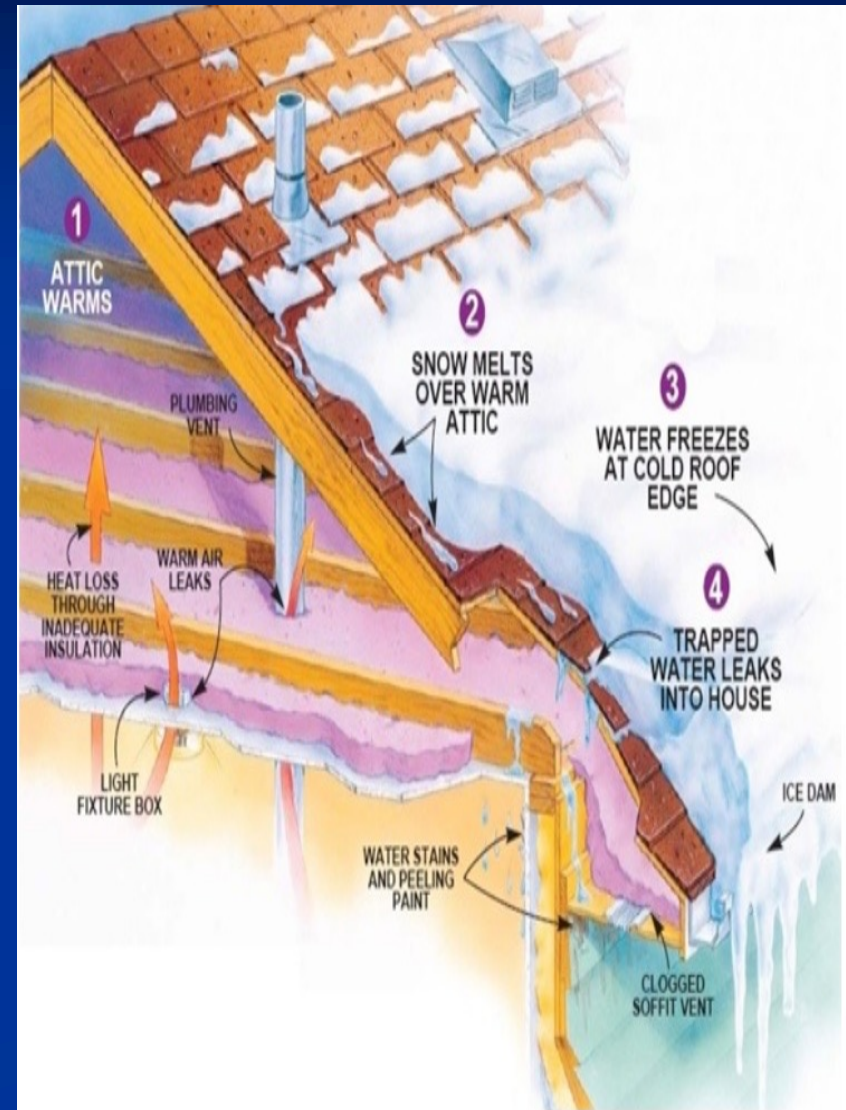
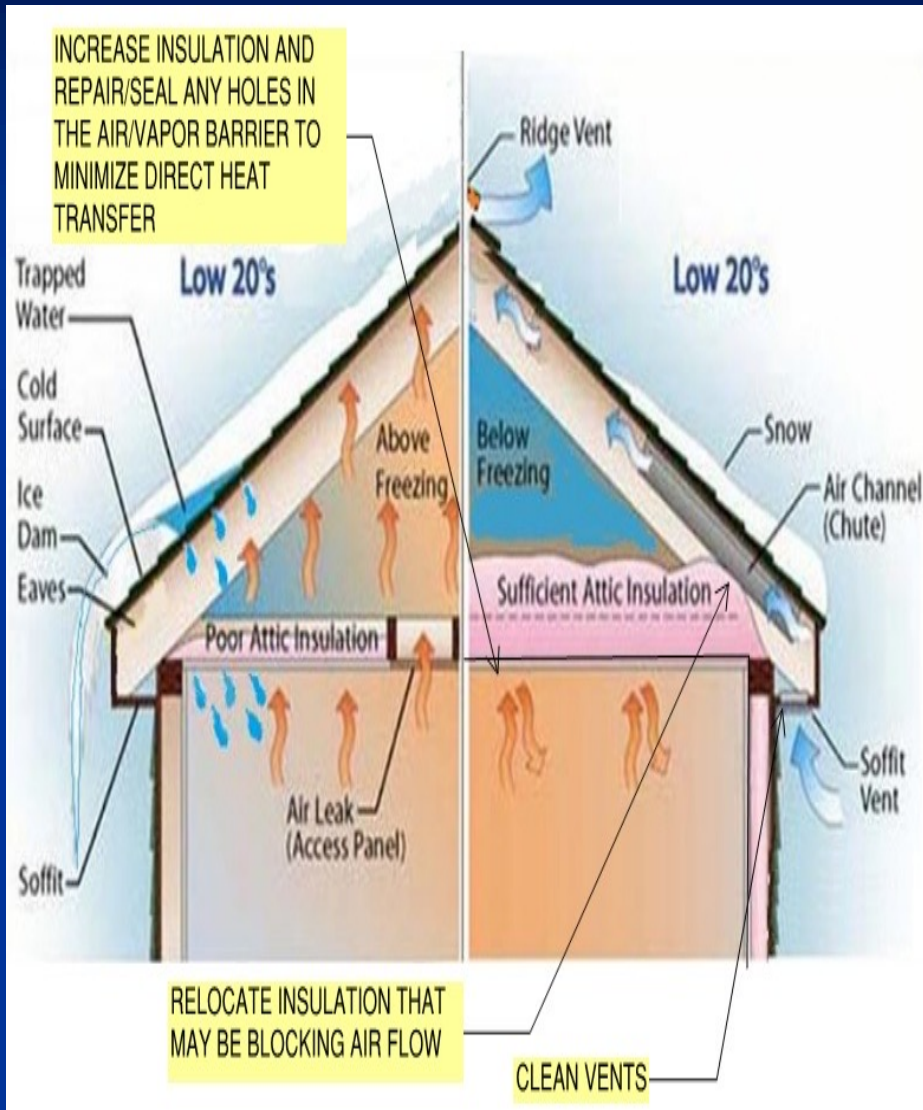
Scuppers in MN

Stage 2: Maintenance



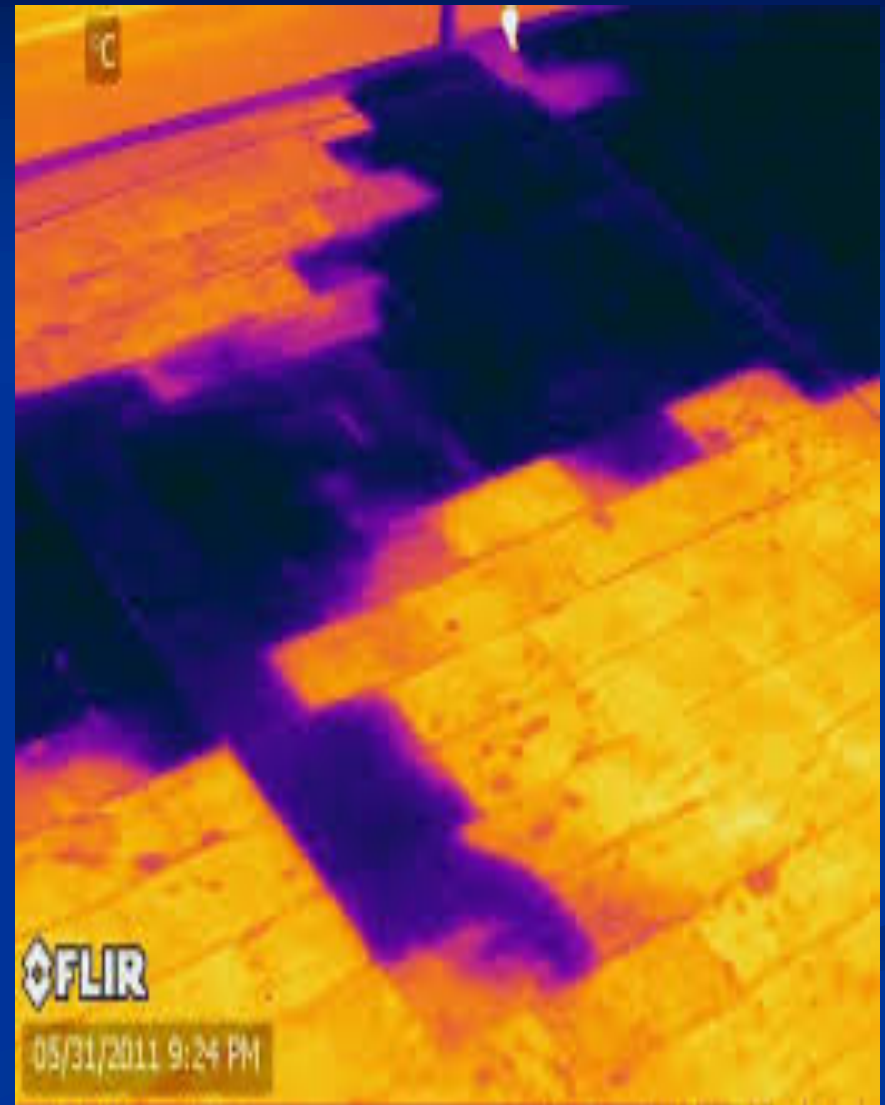
Ice Dams

Stage 2: Maintenance



Perform and IR Scan

Stage 3: Restore?



Maintenance

Remember reach out to the outside professionals when needed.

- Elevator repair contractors
- Electricians
- Plumbers
- Mold and environmental contractor
- Roofers
- Masons
- Fire protection
- Water and Fire repair contractors
- Alarm contractors

Keep records.

- Asbestos / Lead reports
- Warranties
- Fire inspections
- Building inspections (City or State)
- Maintenance related items to equipment
- Insurance Documents / Policies

No One Plans on a Disaster, But You Can Plan For It.

- By preparing now, you demonstrate excellence in readiness planning by compiling a comprehensive information resource to use in case of a disaster.
- Timely response in a crisis can:
 - Minimize business interruption and associated loss revenue.
 - Save thousands of dollars in reduced secondary damage.



Questions

- Anyone have questions
 - ?
- Any additional information you would like...
- Thank you for giving me the time and staying awake for the most of it 😊

Thank You!

from Your Friends at

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