

SUMMARY

This presentation reviews some of the practices associated with building maintenance, a sub-sector of the construction industry, and reports on an investigation carried out into such activities at an educational institution. The document may be considered as divided into four main parts:-

The first (Section 1) provides an introduction to the topic and presents:-

- (i) definitions of the terms to be used throughout the work
- (ii) an appreciation of the significance and role of building maintenance
- and (iii) certain areas in which it is felt that the need exists for research work in this field.

The technological aspects of building maintenance are examined in the next part (Sections 2,3,4 and 5). Being concerned with all the factors which influence and cause the need for maintenance work, it looks at such topics as the deterioration of materials, structural defects in components, and the influence of prevailing design and construction practices on maintenance and maintainability. Highlighted here are:-

- (i) some of the practices involved in the proper treatment and use of materials so as to reduce the incidence and severity of maintenance problems

and (iii) state-of-the-art techniques for dealing with physical defects which inevitably will arise.

This part also presents another side of building maintenance, that of housekeeping and groundskeeping services.

Several aspects of building maintenance management are reviewed next (Section 6). Steps required for long-term policy formulation, various planning, control, execution and information systems, the importance of labour management and the need for safety procedures are given.

#### VERIFICATION

In the final part (Section 7) various areas of maintenance operations carried out on the St. Augustine Campus of U.W.I. are examined. Preliminary data on maintenance expenditure covering the period 1973 to 1982 is presented and evaluated. Recommendations for improved operations are also made.

The report ends by summarising the findings of the investigation and draws conclusions relating to the path which must be followed if maintenance is to attain its proper and rightful place in the building engineering and management process.