

Specifying Building and Facility Maintenance Using the AUS-SPEC/NATSPEC Specification System

Good maintenance, like good design, can be difficult to define. Part of the uncertainty is that maintenance may refer to the whole system as well as its component parts. For example, maintaining an air conditioning system may involve inspections (e.g. to AS 1851 Routine service of fire protection systems and equipment) without having to change anything, whilst maintaining a building may involve replacing parts, such as defective windows, or repairing partitions.

The AUS-SPEC building and facility maintenance system is based on the definition of maintenance in IIMM.

Actions include regular inspections, repairs, minor replacement of components to eliminate the cause of defects and to avoid excessive repetition of maintenance effort, but not upgrading the asset.

AUS-SPEC building and facility maintenance system

Effective maintenance of buildings and facilities requires maintenance strategies and maintenance management systems, captured in the maintenance plan. The AUS-SPEC Maintenance System can be used to compile documentation for a maintenance contract as shown in the figure below and includes the following:

- NATSPEC Maintenance reference specification for repair and replacement of building fabric and structure, and periodic maintenance and repairs of building services. It is available in pdf format.
- AUS-SPEC building and facilities maintenance General requirements, Contract schedules, and Building and facility maintenance plan specification templates
- AUS-SPEC Activity specification templates for defining, performance criteria and repair and replacement criteria.
- Project schedules for defining scope of work and project specific requirements.

