



National Standards Authority of Ireland

IRISH STANDARD

I.S. CEN/TS 15331:2006

ICS 03.080.10
91.040.01

**CRITERIA FOR DESIGN, MANAGEMENT AND
CONTROL OF MAINTENANCE SERVICES FOR
BUILDINGS**

National Standards
Authority of Ireland
Glasnevin, Dublin 9
Ireland

Tel: +353 1 807 3800
Fax: +353 1 807 3838
<http://www.nsai.ie>

Sales
<http://www.standards.ie>

*This Irish Standard was
published under the
authority of the National
Standards Authority of
Ireland and comes into
effect on:
March 23, 2006*

**NO COPYING WITHOUT NSAI
PERMISSION EXCEPT AS
PERMITTED BY COPYRIGHT
LAW**

© NSAI 2006

Price Code H

Údarás um Chaighdeán Náisiúnta na hÉireann

TECHNICAL SPECIFICATION
SPÉCIFICATION TECHNIQUE
TECHNISCHE SPEZIFIKATION

CEN/TS 15331

December 2005

ICS 03.080.10; 91.040.01

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.

CEN members are required to announce the existence of this CEN/TS in the same way as for an EN and to make the CEN/TS available promptly at national level in an appropriate form. It is permissible to keep conflicting national standards in force (in parallel to the CEN/TS) until the final decision about the possible conversion of the CEN/TS into an EN is reached.

CEN members are the national standards bodies of 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.



EUROPEAN COMMITTEE FOR STANDARDIZATION
COMITÉ EUROPÉEN DE NORMALISATION
EUROPÄISCHES KOMITEE FÜR NORMUNG

Management Centre: rue de Stassart, 36 B-1050 Brussels

Contents	Page
Foreword	3
Introduction	4
1 Scope	5
2 Normative references	5
3 Terms and definitions	5
4 Basic data and requirements	7
4.1 General	7
4.2 Diagnostic methods and instruments for maintenance	8
5 Building and maintenance strategy	10
5.1 General	10
5.2 Building strategy	10
5.3 Maintenance policy	10
5.4 Maintenance strategies	10
6 Maintenance plan	12
6.1 General	12
6.2 Preparation of the plan	12
6.3 Budgeting	12
7 Information systems	13
7.1 General	13
7.2 Maintenance information system	13
7.3 General characteristics	13
7.4 Functions	13
8 Operational management of maintenance services	15
8.1 General	15
8.2 Financial resources	15
8.3 Human resources	15
8.4 Material	15
8.5 Support equipment and inspection	16
8.6 Programs and schedules	16
9 Monitoring	17
9.1 Technical monitoring	17
9.2 Economical monitoring	17
9.3 Performance monitoring	18
10 Feedback data	18
Annex A (informative) Building classification as per Eurostat "Classification of Types of Construction" (CC) (1996)	19
Annex B (informative) Example of the formulation and Inclusion into Budget of a Maintenance plan	20
Bibliography	21

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.

CEN/TS 15331:2005 (E)

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.

This is a free preview. Purchase the entire publication at the link below:

[Product Page](#)

-
- Looking for additional Standards? Visit Intertek Inform Infostore
 - Learn about LexConnect, All Jurisdictions, Standards referenced in Australian legislation
-