



Maintenance Program

Preventative Maintenance - The Most Important Factor

Many companies do not have a proactive maintenance program. They try to save on costs, believing that it doesn't need to be fixed if it isn't broken. This is not a financially feasible plan, however, because it will end up being more costly in the long run. So why perform preventative maintenance? The primary purpose is to extend the service life of the roof and the facility, preserving the original asset for the highest return on investment. Preventative maintenance saves money on emergency repairs and eventual replacement costs.



Performing Maintenance

When performing maintenance, it is important to realize that the cause of the problem, not just the symp-

tom, needs to be addressed and corrected. Band-aid repairs do not generally provide long-term solutions and often result in more costly repairs later. Also, it is a misconception that only older roofs need to be maintained. New roofs require maintenance as well. Just like a new car, even the roof requires an "oil change" and a "tune-up," unplugging drains, clearing debris, etc.

First, all repairs should be properly documented for a successful maintenance program, establishing a comprehensive history of the facility for easy reference. For roofs, this includes knowing the type of membrane, the manufacturer, terms of the warranty and compatible repair materials. Most manufacturers require documented maintenance records to fulfill warranty obligations.

The entire facility, and roofs in particular, should be inspected twice a year by an individual skilled in that field. The building should be inspected both inside and outside in order to note leaks and problem areas.

Establishing a Maintenance Program

StructureTec is committed to assisting companies with maintaining their facilities. We offer a variety of services designed to assist with the process. We recommend having an overall evaluation performed to have a full comprehension of the status of the facility. This can be supplemented with an infrared StructureScan survey which will show areas with wet insulation and roof punctures. This

Preventative maintenance is the most important factor in achieving the highest investment value for your facilities.

A General Roof Inspection Should Include:

1. **Supporting Structures**
 - Exterior wall
 - Exterior roof deck
 - Interior walls
 - Interior roof deck
2. **Roof Condition**
 - General condition
 - Membrane condition
 - Surface condition
3. **Flashing Condition**
 - Base flashing
 - Coping Wall
 - Counterflashing
4. **Roofing Edging/fascia**
5. **Roof Penetrations**
 - Equipment flashing
 - Equipment operation
 - Equipment housing
 - Drains
 - Vents
 - Umbrellas
6. **Expansion Joint Covers**
7. **Pitch Pans**

■ The deliverables produced from this phase can include a walkover inspection, a maintenance manual/specification, and an in-house training seminar. ■

process helps to pinpoint trouble areas, eliminating guess work. Establishing a maintenance program can then be more easily accomplished. StructureTec can assist with this procedure through different services, including performing walkover inspections, writing maintenance manuals/specifications, performing field quality assurance with the contractor, and/or teaching an in-house seminar for maintenance staff. Because each company has different requirements and needs, StructureTec can customize one or all of these approaches for our clients.

Walkover Inspections

StructureTec performs walkover inspections of facilities to determine the ar-



reas of the roof which require repairs and maintenance. Optimally, a thorough inspection should be performed twice a year—early in the spring, after winter, and once in the fall, before winter starts. Our thorough inspection will find small tears, holes, abrasions, wrinkles, fishmouths, blisters, open seams, etc. These deficiencies are marked on the roof and on a schematic of the roof so they can be easily repaired.

These walkovers can also be performed on the walls. The exterior building envelope requires regular maintenance in addition to the roof. Sealants, paints, caulks, etc. have a much shorter service life than the walls themselves. These areas are often overlooked during routine maintenance but are also vital in achieving the best return on investment for your facilities.

BENEFITS

Extends life of existing assets through predictable maintenance

Saves on the overall life-cycle cost of the asset by saving on replacement costs

Causes less inconvenience to operations by preventing leaks before they occur

Promotes the financial management of the organization through predictable expenses rather than emergency repairs

Streamlines the process of predictive maintenance and ensures that areas are properly prioritized

StructureTec can then coordinate with an in-house maintenance staff or an outside contractor to perform the repairs. StructureTec Construction Services Group also provides the actual repair and maintenance service if desired.

Maintenance Manual

StructureTec can develop a maintenance manual/specification for roof and/or building envelope maintenance and repairs. This manual is designed specifically for each client and delineates on the best materials, methods, means, and procedures for each area of the roof.

StructureTec can then support the bidding/negotiation process with an outside contractor or with technical knowledge and support for in-house staff. We can also provide field quality assurance during the repair process to ensure that all procedures are being fully and properly completed.

Training

For companies with an in-house maintenance staff, StructureTec offers in-house training seminars with detailed handouts and lectures, as well as hands-on training on the roof. These seminars usually last at least three days and can be used for a variety of attendee requirements.

Conclusion

In conclusion, establishing a preventative maintenance program that is well organized and documented is an essential step for companies to take. StructureTec can assist with this process, ensuring that all aspects of the program are done correctly and completely, from training and writing procedures to performing the work. Our customized approach ensures our clients that a viable maintenance program will be established for their facilities, yielding the highest return on investment. ■

Total Building Envelope Management SolutionSM

www.structuretec.com
(800) 745-7832