

## BUILDING AUDIT



All buildings, whether commercial, office, industrial or residential, will require some level of ongoing maintenance and in most cases, building and equipment maintenance is outsourced.

In this way, maintenance audits are carried out to evaluate the effectiveness of asset management and building maintenance in relation to best practices and service levels established in the contract.

Through the audit it is also possible to verify that services, facilities and equipment continue to operate at their ideal capacity levels and meet statutory requirements, health and safety standards.

Working on behalf of the client (building owner or manager), the maintenance audit not only provides reassurance, but also helps highlight any potential risks and makes recommendations that can often lead to significant long-term improvements and financial savings.

Carrying out a building audit is a method of preventing possible damages, injuries and premature deterioration of the project. The sooner you can identify pathologies and abnormalities in your enterprise, the better results you will obtain with maintenance, renovations, safety and the useful life of the enterprise. In this way, a building audit brings security and long-term cost reduction.

## Why Perform a BUILDING AUDIT

- How is your enterprise in the engineering areas?
- When was the last time you carried out a building audit at your enterprise?
- Haven't you audited your business yet?

In your building audit, a check up of the project will be carried out, identifying the conformities and non-conformities of all the facilities of the project in relation to legal requirements, current technical standards, federal, state and municipal legislation. Identifying possible deviations from service and their criminal sanctions.

In the building audit, a total mapping of the enterprise is carried out, involving all engineering (Civil, Electrical and Mechanical) in 17 different disciplines (Civil, Hydrosanitary Installations, Visual Communication and Accessibility, Detection Systems, Fire Protection and Fighting, Air Conditioning and Air conditioning, Electrical Installations, Thermographic Analysis, Generator Group, Building Automation, Telephony and CCTV, Protection Systems against Atmospheric Discharges, Elevators, Escalators, Gas Installations, Inputs and Technical Documentation).

## What does a building maintenance audit generally include?

A building maintenance audit varies and depends on the type of building and its use. Maintenance contracts are typically long-term, which is why it is important to have independent audits. A building maintenance audit generally includes (but is not limited to) the following types of reviews:

Data: ·

- Maintenance contract; deliveries and KPIs;
- Asset registration; ·
- Maintenance records; frequency, actions, corrections; ·
- Required certifications.

Asset :

- Status and performance of plant equipment and management systems; ·

- Safety and protection equipment;
- Compliance with work standards;
- Compliance of plant assets and systems;
- Test frequency and results.

Management:

- Personnel assessment; team organization, responsibilities, skills, knowledge;
- Records of approved maintenance work;
- Planning and scheduling of maintenance works;
- Checking anti-fire and panic systems;
- Emergency, first aid and evacuation procedures;
- Procedures and quality management;
- Assessment of KPIs;
- Records of system tests and corrections;
- Complaints or concerns procedures.

In general, building maintenance audits are tailored to the needs of the building and its uses. Each audit should provide customers with a complete assessment of all vital assets and maintenance work patterns, along with pertinent recommendations for future improvements.

## What are the types of maintenance audits?

There are three types of maintenance audits. They are:

Auditoria de manutenção : Uma auditoria de manutenção costuma ser adotada internamente como estratégia de melhoria contínua.

**Mandatory audits:** This type of audit is required by law and applicable in some segments, such as pharmaceuticals and hospitals. An example of this is RDC No. 67, which requires auditing to verify good practices in site maintenance to ensure the safety of workers and patients and the integrity of supplies.

**Voluntary Audits:** A voluntary audit is a way for a company to have the freedom to complete audits that are not mandatory and are used to obtain certification that gives organizations an edge over the competition. For example, some food safety certifications in the food industry are voluntary. By submitting to the audit, the organization proves its commitment to meeting current industry best practices.

**Maintenance audit:** A maintenance audit is often adopted internally as a continuous improvement strategy.

It is important to do this regularly as it helps businesses assess whether the site structure and equipment are effective, giving them the opportunity to rectify any issues they find.