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COURSE BROCHURE

Building Services Maintenance Engineering Training Course

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Registered in the United Kingdom and Saudi Arabia

Building Services Maintenance Engineering Training Course

Building Services Maintenance Engineering is a 1-week training course for building engineers, facilities managers and estates supervisors who keep HVAC, electrical, plumbing and fire systems running, and it ends with a planned maintenance schedule and condition survey for a building portfolio. Ageing plant, tighter energy expectations and occupant demands now make engineered upkeep of building services a board-level concern. Jupiter Prime Training delivers this course for estates practitioners.

Why Building Services Maintenance Engineering Matters Now

Three pressures shape the upkeep of buildings today: occupants who expect stable comfort; finance teams that question every reactive call-out; and insurers and fire authorities that expect evidence of tested life-safety systems. An estate that runs on breakdown repairs pays twice, in disruption and in shortened plant life. The course draws on EN 13306 for maintenance terminology and on ISO 55001, the asset management system standard, to frame decisions about service lives and spend.

Who Gains Most from Building Services Maintenance Engineering

- Engineers who specify and inspect chillers, air handling units, switchgear and pumps across a site
- Estates supervisors who allocate trades and sign off completed maintenance tasks
- Facilities leads who own the helpdesk and the response times promised to occupants
- Contract officers who manage service providers for lifts, fire alarms and water treatment
- Budget holders who balance planned, reactive and replacement spend for a portfolio

An estates department sending its engineer, helpdesk lead and contract officer together gains one shared view of plant priorities.

Building Services Maintenance Engineering Capabilities

Participants move from single plant items to a whole portfolio, linking each system to its failure modes, tests and costs.

- Assess fabric and services condition with a graded survey method — capital replacement priorities
- Design planned preventive maintenance task lists for HVAC, electrical and plumbing plant — occupant comfort and uptime
- Specify inspection and testing frequencies for fire and life-safety systems — duty holders and insurers
- Apply helpdesk categorisation and response priorities — occupants and service level reporting
- Weigh in-house trades against term contractors and measure their performance — procurement decisions

- Build a maintenance budget split across planned, reactive and life-cycle replacement — finance approval

Key Building Services Maintenance Engineering Terms

- Planned preventive maintenance — Tasks done at set intervals to reduce plant failure before it disrupts occupants.
- Condition survey — A graded inspection of fabric and services recording defects and remaining life.
- Asset register — A list of building plant with location, rating, age and maintenance needs.
- Statutory inspection — A test or examination that law or insurance requires on equipment such as lifts, pressure systems or fire alarms.
- Life-cycle replacement — Planned renewal of a component at the end of its expected service life, funded ahead of failure.
- Reactive maintenance — Repair work raised after a fault is reported through the helpdesk.

Building Services Maintenance Engineering Day by Day

Day 1: Building Portfolios and Plant Risk

- EN 13306 Maintenance Types — Choosing Planned, Corrective or Condition-Based Regimes
- Building Asset Register Structure — Data Needed to Schedule Plant Tasks
- Criticality Ranking of Building Systems — Where Failure Hurts Occupants Most
- Occupant and Insurer Expectations — Setting Service Levels for Each Building
- ISO 55001 Asset Life Thinking — Linking Upkeep to Portfolio Strategy

Day 2: HVAC and Electrical Plant Upkeep

- Chiller and Air Handling Unit Task Lists — Comfort and Energy Performance
- Filter, Coil and Belt Inspection Routines — Indoor Air Quality Decisions
- Switchgear and Distribution Board Testing — Electrical Safety and Outage Risk
- Thermographic Surveys of Panels — Catching Overheating Before Failure
- Standby Generator and UPS Routines — Resilience of Critical Building Loads

Day 3: Plumbing, Fire and Fabric Systems

- Water Systems and Legionella Control Checks — Occupant Health Protection
- Pump Sets and Drainage Inspection — Preventing Flooding and Service Loss
- Fire Alarm, Sprinkler and Emergency Lighting Tests — Life-Safety Assurance
- Roof, Façade and Envelope Defects — Water Ingress and Fabric Decay
- Graded Condition Survey Method — Recording Defects and Remaining Life

Day 4: Helpdesk, Contractors and Budgets

- Helpdesk Job Categorisation and Priorities — Response Times Promised to Occupants
- Term Contractor Scopes and Service Reports — Holding Providers to Account
- In-House Versus Outsourced Trades — Cost, Skills and Control Trade-Offs
- Planned, Reactive and Replacement Budget Split — Finance Approval Cases
- Maintenance Performance Indicators for Estates — Reporting to Senior Leaders

Day 5: Practising the Portfolio Maintenance Schedule

- Criticality Scores Applied to a Sample Portfolio — Ranking Buildings for Attention
- Task Lists Mapped to Asset Register Entries — Building the Annual Calendar
- Condition Survey Findings Turned Into Replacement Forecasts — Capital Bids
- Contractor and Helpdesk Interfaces Defined — Who Responds to Which Fault
- Planned Maintenance Schedule and Condition Survey — Portfolio Work Product

Applying Building Services Maintenance Engineering After the Course

- Run a graded condition survey on one building and feed findings into the replacement forecast.
- Rebuild the planned preventive maintenance calendar for the most critical plant room.

Building Services Maintenance Engineering Questions FAQ

What is Building Services Maintenance Engineering and why does it matter now?

It is the engineered upkeep of HVAC, electrical, plumbing, fire and fabric systems in occupied buildings. It matters now because ageing plant, energy expectations and life-safety scrutiny make breakdown repairs too costly and too risky for estates to accept.

Which roles gain most from Building Services Maintenance Engineering?

Building engineers, estates supervisors, facilities leads, contract officers and budget holders gain most. You benefit most when you schedule plant tasks or defend spend for offices, hospitals or hotels.

How does Building Services Maintenance Engineering differ from a facilities management course?

It concentrates on the technical upkeep of building plant and fabric. A facilities management course covers workplace services, space and soft services broadly; this one covers task lists, testing and condition grading of engineering systems.

What do you bring back from Building Services Maintenance Engineering?

You bring back a planned maintenance schedule and condition survey for a building portfolio. It ranks plant by criticality, sets test frequencies and forecasts replacement spend.

Building Services Maintenance Engineering: The Way Forward

The planned maintenance schedule and condition survey first informs which plant rooms and buildings receive attention and funds this year. Estates supervisors use it to allocate trades, contract officers to brief providers and budget holders to defend capital bids. After its first cycle, revisit the criticality scores and task frequencies against actual fault records from the helpdesk.