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COURSE BROCHURE

# Building Preventive Maintenance and Condition Survey Training Course

9 – 13 May 2027
Abu Dhabi

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Registered in the United Kingdom and Saudi Arabia

# Building Preventive Maintenance and Condition Survey Training Course

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Building Preventive Maintenance and Condition Survey is a 1-week training course for facility managers and building maintenance supervisors who keep offices, hospitals, schools and residential blocks in service, and it ends with a building condition and PPM register for their own site. Ageing estates, tighter repair budgets and occupant expectations mean that surveyed condition, not habit, should now decide what is maintained and when. The course is delivered by Jupiter Prime Training.

## Why Building Preventive Maintenance and Condition Survey Matters Now

Many estates were handed over decades ago and their roofs, facades, chillers and switchboards are reaching the end of their expected life at the same moment. Finance teams now question every reactive call-out. Supervisors who survey condition, record it in a computerised maintenance management system CMMS and set realistic task frequencies can justify spending and avoid water ingress, electrical faults and comfort complaints. The course draws on EN 13306 for maintenance terminology and ISO 55001 for linking building asset decisions to organisational objectives.

## Who Gains Most from Building Preventive Maintenance and Condition Survey

- Supervisors who schedule daily and periodic tasks for heating, ventilation and air conditioning
- Supervisors who oversee electrical distribution, lighting and standby power upkeep
- Supervisors responsible for plumbing, drainage and water hygiene routines
- Facility managers who inspect roofs, facades, finishes and other building fabric
- Coordinators who keep CMMS work orders, asset lists and contractor visits up to date

The strongest results come when the supervisors of one estate, across trades, attend together and agree a single survey and task-frequency approach.

## Building Preventive Maintenance and Condition Survey Capabilities

Participants move from walking a building with a clipboard to grading each element, setting its tasks and recording the evidence.

- Apply a condition grading scale to building fabric and services — ranking repair needs for the owner
- Build an asset register for HVAC, electrical and plumbing plant — giving every task a home in the CMMS
- Specify task frequencies from manufacturer guidance and observed condition — balancing reliability and labour
- Assess roof, facade and waterproofing defects — deciding between repair, monitoring and replacement
- Calculate a forward maintenance budget from survey results — informing finance and estate owners
- Communicate survey findings to occupants and senior managers — securing support for planned works

## Key Building Preventive Maintenance and Condition Survey Terms

- Planned preventive maintenance PPM — scheduled tasks carried out at set intervals to keep building plant and fabric in working order.
- Condition survey — a structured inspection that grades each building element and records defects, causes and recommended actions.
- Condition grade — a rating describing the state of a building element on the day of survey.
- Asset register — the list of maintainable items with their location, type, age and maintenance tasks.
- Remaining useful life — the estimated period an element can serve before replacement becomes the sensible choice.
- Backlog — maintenance tasks and repairs identified but not yet completed, often ranked by risk.

## Building Preventive Maintenance and Condition Survey Day by Day

## Day 1: Estate Context and Maintenance Strategy

- Building Element Hierarchy — Structuring Fabric and Services for Maintenance
- EN 13306 Maintenance Types — Choosing Preventive, Corrective or Condition-Based
- ISO 55001 Asset Objectives — Linking Upkeep to Occupant and Owner Needs
- Reactive Call-Out Review — Finding Patterns Behind Repeat Complaints
- Statutory and Insurance Inspection Calendar — Protecting Safety-Critical Systems

## Day 2: Preventive Tasks for Building Services

- Chiller, Air Handling Unit and Fan Coil Tasks — Setting Seasonal Frequencies
- Switchboard, Lighting and Standby Generator Routines — Preventing Power Interruptions
- Pump, Tank and Water Hygiene Checks — Reducing Leaks and Contamination
- Fire Alarm and Emergency Lighting Tests — Confirming Readiness for Occupants
- Manufacturer Guidance Versus Site Experience — Adjusting Task Frequencies

## Day 3: Condition Surveys of Building Fabric

- Survey Preparation and Access Planning — Covering Roofs, Plant Rooms and Voids
- Condition Grading Scales — Recording Fabric Defects Consistently
- Roof, Facade and Waterproofing Inspection — Tracing Water Ingress to Its Source
- Finishes, Doors and Floors Assessment — Deciding Repair or Renewal
- Photographic Evidence and Defect Coding — Making Findings Auditable

## Day 4: CMMS Records and Maintenance Budgets

- Asset Register Build in the CMMS — Tagging Plant and Fabric Elements
- Work Order Types and Completion Notes — Capturing Useful History
- Backlog Ranking by Risk and Occupant Impact — Prioritising Limited Resources
- Remaining Useful Life Estimates — Planning Replacement Ahead of Failure
- Case Studies From a Hospital and an Office Tower — Lessons on Survey-Led Budgets

## Day 5: Practising the Building Condition and PPM Register

- Site Survey Exercise — Applying Day 3 Grading to a Sample Building
- Task Frequency Exercise — Applying Day 2 Routines to Surveyed Plant
- Forward Budget Exercise — Applying Day 4 Backlog and Life Estimates
- Survey Findings Briefing — Presenting Priorities to Owners and Occupants
- Building Condition and PPM Register — Completing Grades, Tasks, Frequencies and Costs

## Applying Building Preventive Maintenance and Condition Survey After the Course

- Survey one building using the grading scale and load the results into the CMMS asset register.
- Compare current PPM frequencies for one plant group with observed condition and adjust where justified.

## Building Preventive Maintenance and Condition Survey Questions FAQ

### What is building preventive maintenance and condition survey and why does it matter now?

It is the practice of grading building fabric and services, then setting scheduled tasks from that evidence. Ageing estates and tighter budgets make condition-led planning the clearest way to justify spending.

### Which roles gain most from building preventive maintenance and condition survey?

Facility managers and building maintenance supervisors gain most. CMMS coordinators and trade supervisors also benefit.

## How does building preventive maintenance and condition survey differ from a building services engineering course?

This course is aimed at supervisors and centres on surveys, grading and task frequencies, not plant design calculations.

## What do you bring back from building preventive maintenance and condition survey?

You bring back a condition and PPM register for your own building, with grades, tasks, frequencies and costs, ready to load into your CMMS.

## Building Preventive Maintenance and Condition Survey: The Way Forward

The building condition and PPM register first informs next year's maintenance budget request: which elements need planned works and which only need monitoring. Supervisors maintain it and facility managers present it to owners. After the first survey cycle, revisit the grades against actual failures, because that comparison shows where frequencies or inspection depth should change.