



technical business solutions

Performance Auditing and Indoor Air Quality

Indoor Air Quality

Indoor air quality is highly dependent on effective maintenance in a property. If this area is neglected it leads to staff discomfort, dissatisfaction and lowered productivity, a major theme in many leading organisations.

The energy efficiency of a commercial building is often compromised through poor or ineffective maintenance of building services and building management systems (BMS). Although specifications may be in place, works need to be regularly and independently audited to ensure the required standards are consistently met.

Frequency of Maintenance Visits

Maintenance visit schedules are often time based: annual, quarterly, monthly etc. However, this generally does not reflect the operational conditions of the equipment being maintained.

For example, if a building is operated 24 hours, 7 days a week, it is logical that it will require more frequent maintenance than a building which only operates between 9am and 5pm, 5 days a week. Performance auditing will define the actual frequency of maintenance visits required for a specific property.

How can TBS help?

TBS can undertake performance audits which will ensure that maintenance is undertaken at appropriate intervals and ensure that your staff are comfortable within the property and their productivity does not suffer.



Performance Audits

Performance audits cover:

- Documentation
- Maintenance visit reports
- Equipment condition
- Service repair records
- Indoor air quality testing
- Metering records

Other Services

- Energy Performance Certifications
- Air Conditioning Energy Assessments
- Building Log Book (Part L)
- SBEM and Part L Compliance
- Energy Metering Strategies
- Dynamic Simulation Modelling (DSM)
- Building Services Specifications
- Renewable Energy Feasibility Studies
- ESOS and ISO 50001

For more information: www.technicalbusiness.co.uk



info@technicalbusiness.co.uk
0800 1699355

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