

Planned Preventative Maintenance Schedule



Fire Suppression **PPM Schedule**



Support... Planned and contracted maintenance services

To ensure that data centre or building services are always operating to their full potential Workspace Technology recommends the deployment of regular planned preventative maintenance programmes which are back up with emergency callout for unplanned failures.

Workspace Technology engages specialist teams of service engineers operating throughout the UK. You can choose the level of service to match the business criticality.

Support Plan Options

- Standard** Routine maintenance with access to our call-out service. All newly supplied products* *** covered within warranty period.
- Premium** As Standard but inclusive of callout charges when newly supplied equipment is within the warranty period*
- Comprehensive** Provides full service including call-out charges and equipment replacement both in and out of warranty** ***.

* Equipment replacement costs when within there warranty period are inclusive. This excludes consumables, batteries and lamps/bulbs.

** Excludes consumables, batteries and lamps/bulbs.

*** Excludes failures where the system has been damaged by users or third parties or has a call out due to customer mis-operation. Damage due to poor quality water, fire, storm, flood or act of nature will be chargeable. Full details are in the contract terms and conditions.

Service	Standard	Premium	Comprehensive
Planned Preventative Maintenance Schedule	•	•	•
New Equipment 12 Month Warranty	•	•	•
Minor Adjustments During Service Visits	•	•	•
Availability of Technicians 24 x 7 x 365	•	•	•
Engineers Callout Charges		•	•
Variable Response Time Options		•	•
Out of Warranty Equipment Replacement			•

Fire Alarm System Full Maintenance Service

Frequency Twice yearly

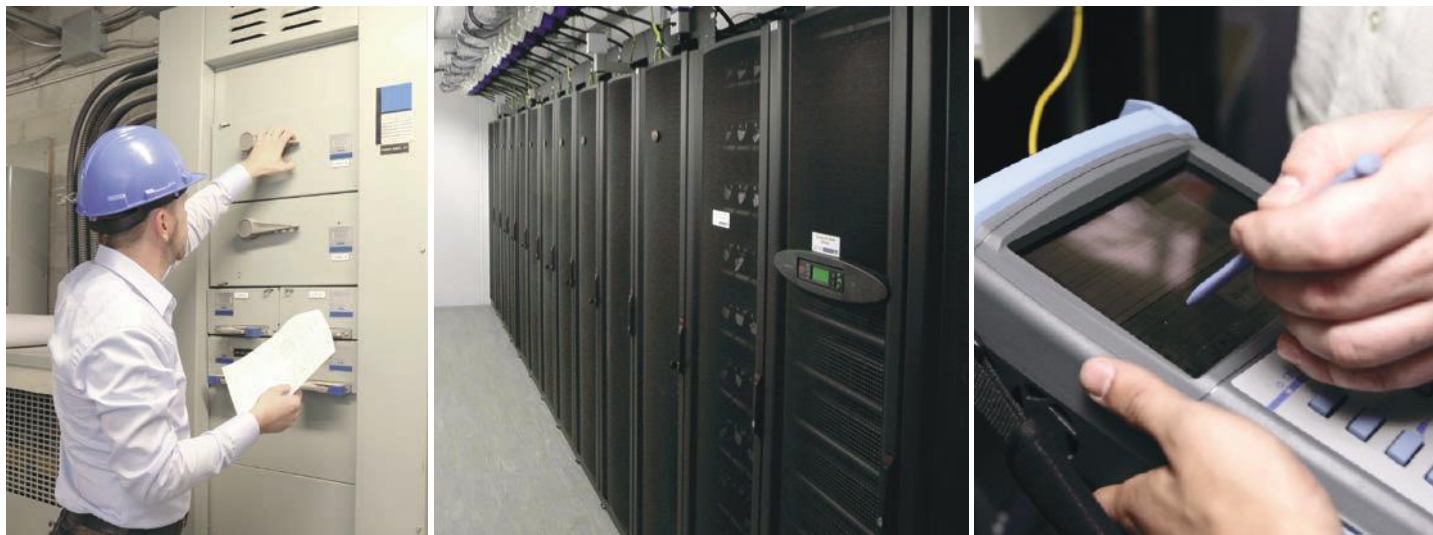
The following minimum checks will be carried out in accordance with British Standards 5839 Part 1 2002.

Item	Service Detail
1	To test the standby batteries are fully charged and in good condition.
2	To test correct operation of the alarm system on standby batteries.
3	To test that all break glass units are operational.
4	To test that all bells or sirens are operational.
5	To test the fault monitoring of all circuits associated with the system.
6	To test the correct operation of any automatic detection devices on the system.
7	To test the control panel for correct operation and any repeater or sub panels.
8	To test the correct operation of any central station monitoring links.
9	To test the systems wiring for any electrical faults or deterioration.
10	To check the system for any visible damage, loose equipment etc.
11	Ensure the system log book and records are correct and up to date.
12	Remove and replace any damaged or faulty items. (At additional cost).
13	To bring to the attention of the user any deviations of the British Standards for Fire Alarm Systems or any hazards which may impair the performance of the fire alarm system.
14	To test the operation of any fire alarm signals/relays connected to plant shutdown, extinguishing systems or sprinkler systems.
15	Issue a Certificate of Testing and Inspection on completion of each service visit.

Gaseous Extinguishing System Maintenance Service

The following checks will be carried out in accordance with BS 5306 Part 4 (where applicable) and BS 5306 Part 5 (where applicable).

Item	Service Detail
1	<p>To check weight or liquid level on all pressure containers. If a container shows a loss in extinguishant quantity of more than 5 percent or a loss in pressure for super pressurized or liquefiable gases (adjusted for temperature) of more than 10 percent, it shall be refilled or replaced. When the amount of extinguishant in the container is determined by special measuring devices, these devices shall be listed.</p> <p>All extinguishant removed from containers during service or maintenance procedures shall be collected and recycled or disposed of in an environmentally sound manner and in accordance with existing laws and regulations.</p> <p><i>Note</i> The date of inspection, person performing the inspection shall be recorded on a tag to the container.</p>
2	To check all pressure gauges and associated devices (where applicable).
3	All system hoses shall be examined annually for damage. If visual examination shows any deficiency, the hose shall be replaced.
4	To examine pilot actuation lines and firing mechanisms.
5	To check discharge pipework and nozzles are all in place and secure.
6	<p>At least every twelve months, the enclosure protected by the gaseous extinguishant shall be thoroughly inspected to determine if penetrations or other changes have occurred that could adversely affect extinguishant leakage or change volume of hazard or both. Where the inspection indicates that conditions that could result in inability to maintain the extinguishant concentration, they shall be corrected or the system redesigned to provide the original degree of protection.</p> <p>If uncertainty still exists, the enclosures shall be retested for integrity in accordance with Part 3 of this Code of Practice or equivalent National/ European standard. The Integrity Test will be charged as a variation to the contract price unless an annual integrity test is shown on the within the contract schedule.</p>
7	To check that all signage to the protected area is correct and in place.
8	To bring to the attention of the user any deviations of the British Standards for fire extinguishing installations.
9	To issue a Certificate of Testing and Inspection on completion of each service visit.



Notes on Service Schedule

All work mentioned in the schedule is carried out subject to Workspace Technology's Terms and Conditions of sale.

The audit schedules shown are based on a standard and will not be applicable to every installation for every item listed. Consequently each task has to be qualified by the term; 'if it is safe so to do', 'if applicable', 'if possible' and 'if appropriate'.

It is possible that your specific installation may have additional or specialised equipment not mentioned in this schedule. In that case, the specific equipment would be the subject of addenda to the main contract.

Tasks mentioned in the schedule may also be omitted if Workspace Technology's engineers or its appointed agents deem that it is unsafe to carry out that task or that it may jeopardise the security of electrical supply.



Approved Endorser EU Code of Conduct on Data Centre Efficiency



APC Elite Partner
Data Centre Certified



Workspace Technology Limited

Technology House, 5 Emmanuel Court, Reddicroft,
Sutton Coldfield, West Midlands B72 1TJ.

Tel : 0121 354 4894 Fax: 0121 354 6447

email : sales@workspace-technology.com

www.workspace-technology.com