

Issues in Facilities Management and Maintenance --- a Malaysian Perspective

Maisarah Ali
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ISSUES IN FACILITIES MANAGEMENT AND MAINTENANCE A MALAYSIAN PERSPECTIVE

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FLAT ROOF CONSTRUCTION AND SYSTEMS PRINCIPLES AND ISSUES IN MAINTENANCE MANAGEMENT

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1.1 ROOF MAINTENANCE – THE ISSUES

A roof assembly is one of the most important components of a building. Its function is to protect the building's interior, its content and human occupants from the external weather. Roofs are the single most-critical element in buildings (Griffins, 1995) as it is constantly damaged from normal environmental wear and tear, and require regular maintenance (Non Khuncumchoo, 2007).

An issue commonly faced by facility managers when determining the maintenance regime of roof components is that they have no specific standards with which to evaluate the existing components (James, W.P., 2004). To help the facility manager faced the problem, they generally need a straightforward, systematic approach that can objectively evaluate and rate the condition of the existing roof components in the building. Hence the aim of this chapter is to discuss the issues involve and highlight the significance of this problem in facility maintenance.

1.2. PAST STUDIES ON ROOF MAINTENANCE

A roof system is one of the largest and most-important investments in a building (NRCA 2000). Compared to other parts of the building envelope, roofs are less durable, and more trouble prone building's components (Miller and Desjarlais, Wilson 1984). Nearly 655 of all lawsuits brought against architects originated from roof problems (Patterson and Mehta, 2001). Due to their inherent functions, roofs are exposed to a more severe weather exposure than other building components.

Roofs have to resist not only precipitation but solar radiation and even human abuses.