

Issues in Facilities Management and Maintenance

a Malaysian Perspective

Maisarah Ali
Puteri Shireen Jahn Kassim



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MANAGEMENT AND
MAINTENANCE
A MALAYSIAN PERSPECTIVE

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CONTENTS

	<u>Page No.</u>
Contents	iii
List of Tables	v
List of Figures	vi
Foreword	ix
Preface	x
Editors Note	xi
Contributors	xiv
CHAPTER 1:	
MOULD GROWTH PREVENTION IN PUBLIC HOSPITALS	1
FUNDAMENTALS , CHALLENGES AND ISSUES	
<i>Maisarah Ali, Shireen Jahnkassim, Mohd Shariffuddin Ibrahim, Ibrahim Bamgbopa</i>	
CHAPTER 2:	
MAINTENANCE MANAGEMENT OF QARIAH MASJIDS IN THE KLANG VALLEY	40
ISSUES AND PERSPECTIVES	
<i>Md Najib Ibrahim, Anis Azura Abdul Rashid</i>	
CHAPTER 3:	
ENERGY MANAGEMENT ISSUES AND PRACTICES IN REGIONAL TRANSPORTATION HUBS	61
A CASE STUDY OF AIRPORT TERMINAL	
<i>Shireen Jahnkassim , Zulkefli Yaacob and Abdul Mahtheen Mohammed</i>	
CHAPTER 4:	
FLAT ROOF CONSTRUCTION AND SYSTEMS PRINCIPLES AND ISSUES IN MAINTENANCE MANAGEMENT	77
<i>Maisarah Ali, Salawati Zainuddin</i>	
CHAPTER 5:	
DEFECTS AND DETERIORATION OF MULTI-STOREYBUILDING FACADES	95
ISSUES AND CHALLENGES	
<i>Maisarah Ali, Rosmawati Ali</i>	

CHAPTER 6:	FIRE SAFETY IN BUILDINGS AND FIRE DOOR ASSESSMENT PRINCIPLES AND STANDARDS <i>Tay Hao Giang, Maisarah Ali, Dewi Sarah</i>	119
CHAPTER 7:	FIRE RISK ASSESSMENTS IN MAINTENANCE MANAGEMENT : THE CASE OF HERITAGE BUILDINGS IN MALAYSIA <i>Md Najib Ibrahim, Khirani Abdul Hamid</i>	140
CHAPTER 8:	SOLID WASTE MANAGEMENT AND THE POTENTIAL OF RECYCLED GLASS A MALAYSIAN PERSPECTIVE <i>Muhammad Abu Eusuf, Atikah Razali</i>	172
CHAPTER 9:	WASTE MANAGEMENT IN THE WORKING ENVIRONMENT PRINCIPLES, ISSUES AND IMPLEMENTATION <i>Khairusy Syakirin Has-Yun Hashim, Puteri Shireen Jahn Kassim</i>	198
CHAPTER 10:	PERFORMANCE BASED APPROACH IN FIRE SAFETY ASSESSMENT THE CASE OF EVACUATION TIME IN SHOPPING COMPLEXES <i>Puteri Shireen Jahn Kassim, Normala Sulliaman</i>	215

PERFORMANCE BASED APPROACHE IN FIRE SAFETY ASSESSMENT THE CASE OF EVACUATION TIME IN SHOPPING COMPLEXES

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1.1 INTRODUCTION

The shopping complex is a rapidly growing building type as Malaysia becomes more urbanized. Especially in urban cities and towns, the shopping centers are increasing due to the demand of a growing urban population. It is becoming a trend for urban people not only to shop, but eat and spend their leisure time in large shopping centers. Shopping complexes are convenient and they are air conditioned, thus making them comfortable for visitors to spend long period of times. This is especially true during weekend, festive seasons and sale periods.

Visitors to the shopping complexes can be divided in two categories i.e. people who are familiar with the layout and people who are 'first-time' visitors who are unfamiliar with the layout. Since shopping complexes are usually large buildings and their layouts complicated, shopping complexes consequently present a fire hazard especially for first time visitors to the complex.

How the shopping complex building is utilized and managed during its lifecycle will determine the level of safety during an incidence of fire. The physical characteristics and layout of a shopping center which are related to fire safety are, amongst others - the door width, the numbers and the width of the staircase and the width of protected corridor. There is also the issue regarding sufficient time for visitors and occupants to evacuate as soon as possible during an emergency.

A survey in various shopping centers Kuala Lumpur highlights various facility management issues related to fire safety – for example, the exit path in a typical large shopping complex at times, is quite confusing. Sometime the building contained dead ends and dark corners which make it hard for visitors to evacuate. According to the Malaysian prescriptive standard, Uniform Building by Law (UBBL) 1984, a 'dead end' refers to an area