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MAINTENANCE MANAGEMENT A FIRE PROTECTION FOR
CONVENTION CENTER

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ABSTRACT

Nowadays building maintenance has become increasingly important for many building owners and organization to ensure comfortability and safety of building users. Similarly the case with fire protection system in the building where they need to be maintained properly and regularly to ensure the safety of building users. The study is focusing on type and implementation methods of maintenance system including fire prevention efforts in studying knowledge occupants and visitors to the fire protection system in the convention center building, type of fire protection and used equipment for each function, the process of identifying maintenance of fire protection system in the building, identify the management weaknesses that cause by the maintenance problems in the fire protection system at the building, responsive and user satisfaction level of users of the maintenance work done. The process of research involves studies in the literature to obtain secondary data from books, journals, magazines and others. The case study was also conducted to obtain primary data. Case studies undertaken include interviews and questionnaires circulation form of staffs of the Maintenance Department in Kuala Lumpur Convention Center (KLCC), Shah Alam Convention Center (SACC), Intekma Resort and Convention Center (INTEKMA) and visitors in each building. Next, the data collected will be analyzed. Maintenance Department study found results in the three buildings of the convention center conducting planned maintenance system with the use of high technology such as Computerized Maintenance Management System (CMMS) and Building Control System (BCS), using a systematic maintenance schedule, a maintenance program that is planned and organized, the implementation of the Zone System repair and maintenance performed by the method permanent contractor contract. From research and interviews made there is no damage reports on fire protection systems in all buildings. Study results also found that the level of quality and the completion of maintenance work is satisfactory and fast.

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CHAPTER 1

1.0 INTRODUCTION

Convention centre is known an exhibition hall or conference centre that is designed to hold a convention. Convention centre is typically large, cavernous public building with enough open space to host public and private business and private business and social events for their surrounding municipal and metropolitan areas. Convention centre typically offer enough floor area to accommodate several thousand attendees.

Overall this study is focused on the aspects about the maintenance management a fire protection for convention centre.

The maintenance in the building is the maintenance managers are trying to justify expenditures, while management is attempting to trim costs. Everyone involved in the maintenance program wants to be sure that each cost is worthwhile. Those involved in maintenance are forever searching for a program, a concept, or an approach that will satisfy the common objective of improving maintenance.

Besides, the fire protection system at the building must be ensure that the system in a good condition to minimize and possibly eliminate the effects of a fire and for safety the building user, many buildings have engineered fire protection systems to detect, control, and possibly suppress a fire if one should occur. These systems have a proven record of effectiveness, and are generally very reliable. These systems, however, must be maintained and periodically tested to assure they will function properly. This maintenance and testing is the responsibility of the business or building owner and is generally done through a contractor who specializes in fire protection systems.