

# ECS POWER & CONTROL LTD

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Control Panel Manufacturers, Automatic Controls for Heating, Air Conditioning & Energy Conservation

## **Planned Preventative Maintenance – Procedure Overview**

We provide a comprehensive, quality assured BS EN9001 maintenance/service procedure devised for automated building control management systems and associated plant.

All our service engineers are directly employed and are fully qualified specialists with the approval of the specific controls manufacturer.

Our knowledgeable engineers and support staff are equipped to provide a quality service that you can depend on.

Our planned procedure includes,

### **General Overview**

- First line defence - The provision of necessary on-site training during service visits to prepare and familiarize permanent on-site operators to rectify immediate breakdowns, giving a first line of defence.
- Offsite monitoring of controls and alarm logging via a modem or internet connection.
- 24/7 Call Out – The availability of trained engineers to provide verbal assistance or attend site within a fixed response period (subject to contract)
- Comprehensive service documentation to BS EN 9001 standards, outlining all findings and recommended remedial works required.
- Interrogation of the system alarm logs and investigation of causes where necessary.
- Operational Checks – Verify correct operation of connected auxiliary field devices and stand-alone logic controllers.
- Confirm all control actuators operate correctly, both electrically and mechanically.
- Check calibration of variable sensors and recalibrate as necessary, by means of certified meters.
- Check programme calculations are functional and control loops are tuned correctly where necessary.
- Energy / Environmental Conservation – Check efficient time clock settings together with optimum start / stop times, weather compensation settings and investigation of overridden software or plant resulting in uneconomical running costs.
- Software functionality and controller diagnostics tests. Data back-up / archiving of stored logged data.
- Provide the provision of software / firmware updates or revisions within the constraints of existing hardware, when in reasonable judgment such revision would provide significant operational enhancement.



**Document and Record – QA Operation Procedure Forms**

- Reporting all service details, settings and conclusions on our quality assured forms.



*Fig 1*

*BS EN 9001 ECS Service Reports*

