

Category 1 Standard

S1075 Mechanical Building Services, Asset Maintenance Management In London Underground

Issue: A1

Issue date: October 2013

MAYOR OF LONDON



Title: Mechanical Building Services Asset Maintenance Management.

Number : S1075

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1 Purpose

- 1.1 The purpose of this Standard is to define the Mechanical Asset Maintenance regime and associated Maintenance Plan to ensure the Mechanical Services Assets remain operational at all times, 24 hours a day, 7 days a week and 52 weeks a year.

2 Scope

- 2.1 This Standard applies to the Maintenance of Mechanical Assets installed within London Underground Stations, Railway Depots and Premises, in terms of:-

- a) Planned Maintenance
- b) Preventative Maintenance
- c) Corrective Maintenance

- 2.2 The objective of Maintenance is to:-

- a) Deliver Mechanical Services Asset Maintenance activities safely and in accordance with the Maintenance Schedules as detailed within the Associated Guidance Document Numbered G075
- b) To minimise the risk to safety, service loss and maintain the assets to an acceptable standard in line with London Underground requirements.
- c) To ensure the Assets provide the required level of performance against London Underground Design Standard 1-068 Cat 1, Mechanical Building Services, Utility Provision and Energy Management in London Underground and its Associated Guidance Document G-074.
- d) To prevent the decline in Asset condition.

- 2.3 This Standard replaces Reference Document R0084 Mechanical Maintenance Regime and EME-ST-02-014-A2 Mechanical Services Maintenance and should be read in conjunction with the Associated Guidance Document G075 Mechanical Building Services Asset Maintenance in London Underground.

- 2.4 For actual maintenance requirements, component replacement and fault repair of Mechanical Assets refer to the Associated Guidance Document Numbered G075.

3 Requirements

3.1 Maintenance Management

- 3.1.1 "The Supplier" shall provide a twenty four hour, three hundred and sixty four days per year service (excluding Christmas Day) to maintain Mechanical Assets, plus be on call for emergency faults on Christmas Day.

3.2 Restrictions

- 3.2.1 "The Supplier" shall ensure that their staff is confined to the areas in which the works are to be carried out.



3.2.2 “The Supplier” shall comply with the general conditions appertaining to the respective location of the works, as The Transport for London, London Underground, Network Services Rule Book.

3.2.3 All staff must comply with all Alarm Testing and Evacuation Procedures as directed.

3.2.4 All mobile phones and radio`s, except station radio`s **must be switched off** before entering any Secure Room.

3.3 Passes and Permits,

3.3.1 When visiting any London Underground Premises “The Supplier” is to ensure that his staff carries and produces on demand “In Date” Passes and Permits as Clause 10 of The Transport For London, Rule Book, Station Access.

3.4 Access to Works Site

3.4.1 The relevant Station Supervisor (Stations) or the Duty Engineer (Depots) will issue all keys required by “The Supplier”.

3.4.2 Upon Completion of the works or shift the “The Supplier” must return all keys to the Station Supervisor or Depot Engineer before signing out and departure from site (Stations, Depots and remote Tunnel Ventilation Fan Houses including Shafts).

3.4.3 “The Supplier” shall ensure that all rooms in particular Secure Rooms, Plant Rooms and remote Tunnel Ventilation Fan Houses including Shafts are kept locked and tidy at all times.

3.4.4 “The Supplier” should be aware that some of the remote vent shafts are remotely monitored for security purposes.

3.5 Gas and Water System Boundaries

System.	Service Boundary.
Incoming Mains Cold Water Services.	From the Stop Cock and Meter, consumer side of the outlet buried and surface.
Incoming Gas Services.	Gas Supply from the Meter to the Boiler, Burner or Appliances isolating valve, buried or surface.

3.6 Mechanical Services General Requirements

3.6.1 Where remedial works are to be carried out by “The Supplier” then all redundant Mechanical Services must be removed from site.

3.6.2 All new Mechanical Services Assets installed by “The Supplier” shall comply with London Underground Standard 1-068 Cat 1, Mechanical Building Services, Utility Provision and Energy Management in London Underground and its Associated Guidance Document G-074.