

SPRING INTO ACTION | MAY 2023

Just like spring cleaning in your home – May is the perfect time to clean around your building and assess areas that need extra attention. Start by removing debris – garbage that’s been deposited by people or nature, clearing drains, and gutters to ensure water flows freely and doesn’t back up anywhere, then assessing the variety of waterproofing that is on your facility. Weather – like life – finds a way. From rainwater to pollen and pollution to hot temperatures, our buildings have systems to keep the unwanted things from life outside where they belong.



Preventive maintenance is a whole building approach. Every part of your building benefits from annual inspections. Recently a parking structure in Manhattan collapsed killing the building manager and injuring five others. Post-incident analysis revealed that preventive maintenance could have saved lives. Throughout the City of New York, 61 structures were considered “immediately hazardous”. The garage that collapsed two weeks ago had uncorrected open violations that referenced loose or cracked concrete since 2003. Unfortunately, repairs were never completed, and the violations were ignored and not enforced. Diagnosing deficiencies is the beginning – repairs and maintenance need to follow.

Small building problems can become large, expensive issues. A planned asset management program allows building owners and managers to budget for repairs and prioritize urgency. Money is saved when repairs can be scheduled instead of paying the cost of an emergency service call – especially when building emergencies tend to happen after hours, on weekends, or on holidays. It’s not just the structure that needs regular assessments - keeping machinery running smoothly can also improve the efficiency of the equipment and most likely save energy costs as well. Plus, machinery that isn’t running results brings offset costs and (often) angry tenants.

“Planning is bringing the future into the present so that you can do something about it now.” – Alan Lakein

Article by Tremco Roofing and Building Maintenance.

Find out more here: [Tremco Roofing and Building Maintenance Safety Solutions](#)

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