

Maintenance and replacement

Pertinent to all buildings is the fact that there comes a time when regular maintenance must be stopped in favour of more extensive repair – or even replacement – works being carried out.

However, there are huge differences in durability and maintenance intervals between building elements, as determined by their function/use, design/construction and material composition.

Maintenance work and the replacement of incorporated parts with their equivalents are generally not subject to a duty to notify the building authorities, unless they are subject to provisions affecting protected/conservation-worthy buildings or in urban areas requiring special consideration.

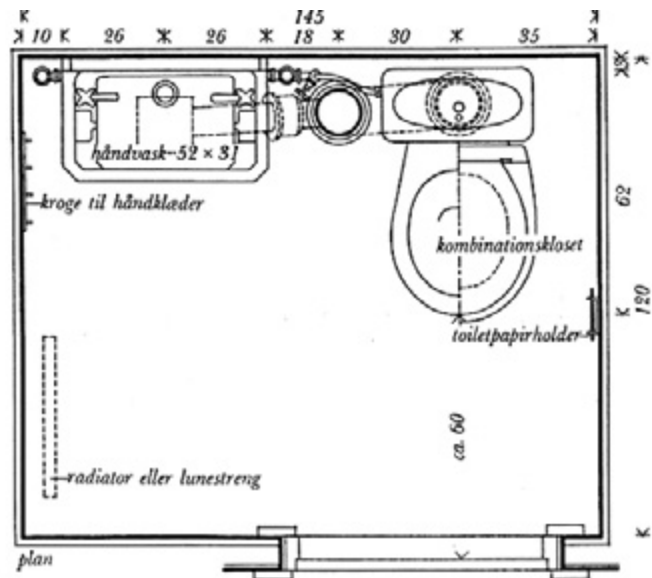
The replacement or extensive repair of load-bearing building elements is subject to such notification and there will be (or should be) information pertaining to this in the archives of the relevant building authority.

In terms of the building exterior, the above is applicable to the repair/replacement of corroded iron in external brick-built walls. This is typically the case with bay window constructions and supports above larger openings as well as in the repair or replacement of balconies.

The rebuilding of any large sections of solid or load-bearing brickwork should be detailed, on the rare occasions where this may have taken place.

In terms of the building's interior load-bearing elements, extensive repairs or replacement will mainly be in relation to timber or iron joists, and due to dry rot or corrosion. With regards to foundations, information should be available on major interventions such as reinforcement, cementing or extra support in the form of e.g. the driving of (mini) piles.

Information on all other maintenance work must be sought from the owner/administrator or assessed on the basis of surveys or experiential knowledge of the "lifespan" of materials and structures.



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