



## **Maintenance and Servicing of Smoke and Heat Extraction Systems**

Protecting lives – maintaining values.  
With the help of experts.

**ESSMANN**  
▲ LIGHT ● AIR ■ SAFETY

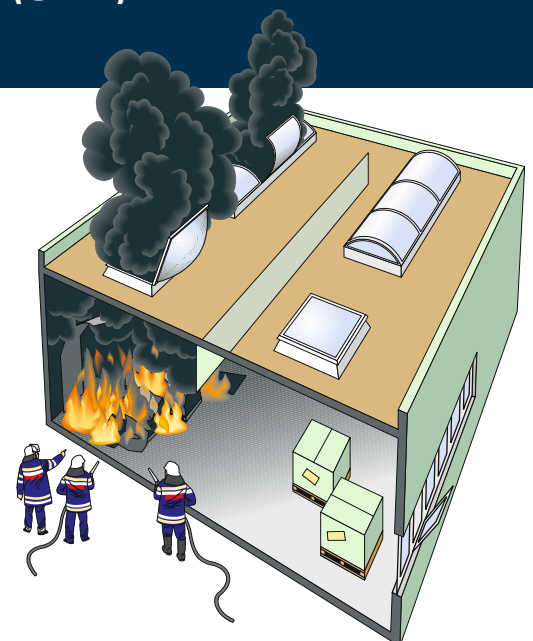


## Smoke and Heat Extraction Systems (SHE) – systematic preventative protection

**Smoke and heat extraction systems fulfil a multitude of tasks with varying outcomes and play an important role in the protection of people and property.**

In case of fire, natural and mechanical SHEs extract hot and poisonous fumes or smoke gases from a building. They assist in people being able to rescue themselves from fires and also people who need to be rescued by others and also improve the fire service's fire fighting measures. Sophisticated facade solutions offer targeted fresh air supplies and therefore prevent, for example, the ground floor area from filling with smoke so that people are able to rescue themselves.

Fire and especially smoke damage bring forth high costs and can endanger a company's existence. Production downtimes, loss of image and customers and in a worst case scenario also personal injury. In case of emergency, smoke and heat extraction systems have to work immediately and failure-free. Regular and professional maintenance of the whole system is absolutely essential and also regulated by law.



Take the safe option with the appropriate ESSMANN maintenance contract. It is not only value-preserving, but also helps to prevent insurance related legal disadvantages.



## Maintenance work to rule – efficient and safe

Legislation presents a whole host of regulations and ordinances on the topic of maintenance. Those who violate them are therefore also in breach of legal building order requirements. This can involve liability claims or criminal proceedings.

Core statements of legal regulations comprise regular inspection - at least once a year - of the relevant parts and their functions:

### 1. DIN 18232 part 2, chapter 10.2, Maintenance

*According to the manufacturer's specifications, natural smoke extraction and its actuating and control elements, opening units, energy supplies and accessories are checked for their functional capacity and readiness for operation, maintained and, if necessary, repaired, as a rule once a year, at regular intervals. Maintenance work is only to be carried out by a specialist company qualified in dealing with natural smoke extraction systems. The operator is to at least document a visual inspection in an inspection and log book between these maintenance intervals. (The maintenance intervals should be appropriately shorter in especially dirty or dusty industrial premises). Only expendable or replacement parts with the appropriate acknowledgement or original parts should be used.*

### 2. VdS 4020, section 12.2, Maintenance

*According to the installation contractor's specifications, the smoke and heat extraction systems, the smoke flashings, existing components, the fresh air openings as well as the energy supplies and accessories must be tested for their functional capacity and readiness for operation, maintained and, if necessary, repaired by a trained technician in regular time intervals, however at least once a year. The inspections are to be noted in an operational log book.*

**3. Standard building contract terms (SBCT) § 13** *In mechanical and electro-technical/electronic systems or parts of systems where maintenance influences the safety and functional capacity, the limitation period for warranty claims notwithstanding paragraph 1 is two years when the customer has decided not to transfer maintenance to the contractor for the duration of the limitation period.*

### 4. VDI 3564, section 4.6, Maintenance and Inspection

*All fire protection devices including smoke and heat extraction systems are to be maintained and inspected at regular time intervals. Inspection books are to be kept regarding the inspections, from which the inspection date and inspection findings are to be clear. Defects are to be remedied immediately.*

### 5. Regulations for business premises (GhVo) part 4, § 23, Inspections

*The proprietor of the premises is to have inspections of the smoke extraction devices according to § 10 as well as fire alarms and fire extinguishing systems and the alarm systems according to § 17 section 1 and 3 to 7 carried out by the regional fire service or an authorised expert at least once a year.*

*All inspection measures are to be documented appropriately e. g. in a log book. Maintenance work is only to be carried out by specialist companies qualified in dealing with such systems.*

**ESSMANN offers a broad spectrum of options to meet the legal requirements:**

- **Proper and professional assessment of the overall system regarding potential significant changes, which have been carried out in the interim period**
- **Visual inspection of individual units for potential damages or impairment in operation**
- **Inspection of emergency release boxes and control centres**
- **Activation of overall system**
- **Exchange of defective and expendable parts in replacement for original parts**
- **Documentation of all results and measures in an inspection and log book for the operator**

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# Maintenance and servicing of smoke and heat extraction systems – only in reliable and safe hands



ESSMANN is a company with over 60 years of experience and reputable references. The topic of safety and customer-orientation is of the highest priority for its trained and highly qualified employees.

The company's own VdS-manufacturer acknowledgement as well as the DIN EN ISO 9001 certification guarantee the best results in the maintenance of ESSMANN smoke and heat extraction systems as well as external installations.

## Our additional service during maintenance:

We check your smoke and heat extraction system and ensure that ventilation and illumination are fully functioning during maintenance. Furthermore, we inspect the custom-

designed built-in ESSMANN fall arrest safety consoles on the skylight base or on the arcade rooflight for operational reliability. These elements also have to be checked at least 1x per year irrespective of usage and fall stress. Furthermore, our maintenance fitters call attention to necessary repair and renovation measures within the framework of a general roofinvestigation.



## Your ESSMANN maintenance contract – increased safety for you!



- **Safeguard for operational reliability**
- **Reduction of damage and liability risk**
- **Avoidance of danger of losing insurance cover in case of irregular and non-professional maintenance**
- **Transparent and calculable annual maintenance costs**

Further information can be found at [www.essmann.de](http://www.essmann.de)

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