



Smoke and Heat Extraction Systems: Service and Maintenance

Save lives – protect property.
With the help of experts.

ESSMANN
▲ LIGHT ● AIR ■ SAFETY

The servicing and maintenance of smoke and heat extraction systems should only be placed in reliable hands



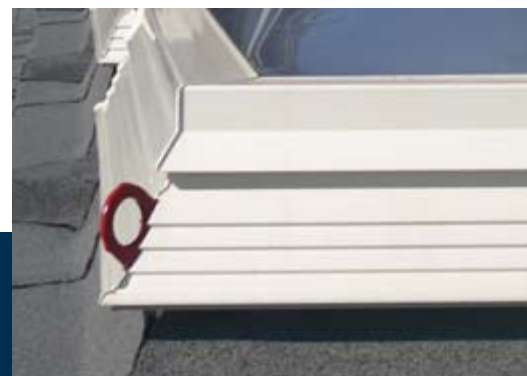
ESSMANN is a company that boasts 60 years of experience and impressive references. Safety and customer orientation are the two top priorities of our trained and highly qualified employees.

The company's own VdS manufacturing approval and its DIN EN ISO 9001 certification guarantee the best possible maintenance of both ESSMANN and other smoke and heat extraction systems.

The services we provide on top of normal maintenance:

As part of the maintenance of your smoke and heat extraction services, we also make sure the systems are perform-

ing their ventilation and lighting functions. We also ensure that any ESSMANN fall arrest safety consoles installed on the skylight base or on the arcade rooflight are functioning reliably. Whether they have been used or not, these elements must also be inspected at least once a year. Our maintenance engineers also perform a general inspection of the roof to draw your attention to any repairs or renovations that might be needed.



Your ESSMANN service agreement – improved safety for you!



- Ensures functional reliability
- Reduces the risk of damage and liability
- Protects against the loss of insurance cover due to a lack of regular and proper maintenance
- Annual maintenance costs that are transparent and calculable

Further information can be found at www.essmann.de

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A member of the **ESSMANN GROUP.**

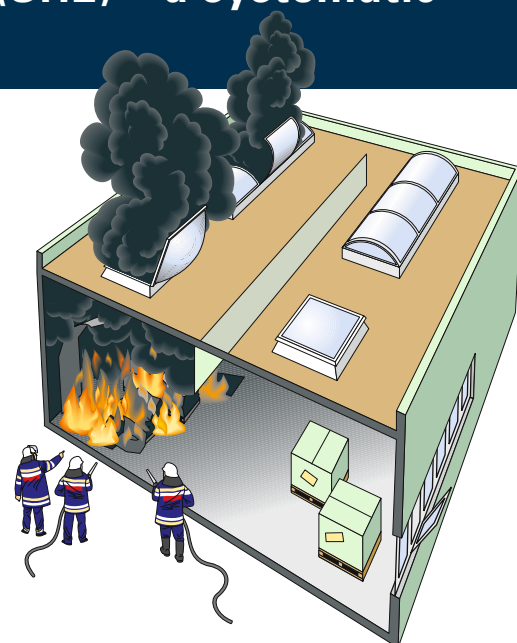


Smoke and heat extraction systems (SHE) – a systematic approach to preventive protection

The tasks performed by, and effectiveness of smoke and heat extraction systems are very varied and play an important role in protecting lives and property.

In case of fire, natural and mechanical SHEs extract hot and toxic fumes or smoke gases from a building. They help people to rescue themselves or be rescued and support fire fighting measures by the fire brigade. Well devised facade solutions can supply fresh air, preventing the ground floor area from filling with smoke, for example, and enabling people to get themselves to safety.

Fire and especially smoke damage incur enormous costs and can threaten a company's existence. Through production downtimes, loss of image and customers and - in a worst case scenario – even injuries. Smoke and heat extraction systems must perform immediately and reliably when an emergency occurs. Regular and professional maintenance of the entire system is not only essential; it is also stipulated by law.



Take the safe option with an ESSMANN maintenance contract. It not only protects the value of your property; it also helps to avoid disadvantages relating to your insurance cover.



Maintenance by the book – efficient and safe

The issue of maintenance is legally covered by a whole host of regulations and ordinances.

Any breach of the same constitutes a violation of building codes. Which can result in liability claims or criminal proceedings.

One of the cornerstones of legal regulations is a regular inspection - at least once a year - of the relevant parts and their functions:

1. DIN 18232 part 2, section 10.2, Maintenance

The functional reliability and fitness for purpose of natural smoke extraction systems, their operating and control units, opening units, power supplies and accessories must be inspected, serviced and, if necessary, repaired in accordance with the manufacturer's specifications, generally once a year. Maintenance work may only be performed by qualified specialists for natural smoke extraction systems. At least one visual inspection must be performed by the operator between these maintenance intervals and documented in an inspection log. (The maintenance intervals should be appropriately shorter in especially dirty or dusty industrial premises). Consumables or spare parts must be original or appropriately approved for use.

2. VdS 4020, section 12.2, Maintenance

The functional reliability and fitness for purpose of smoke and heat extraction systems, smoke barriers, existing components, fresh air openings and power supplies and accessories must be inspected, serviced and, if necessary, repaired at regular intervals, but at least once a year, by a specialist according to the manufacturer's specifications. The inspections must be documented in an operations log.

3. Standard Building Contract Terms (VOB) Section 13

If the maintenance impacts the safety and functional reliability of a mechanical or electro-technical/electronic system, the statute of limitations for warranty claims is two years, contrary to paragraph 1, if the client has opted not to entrust the maintenance to the contractor for the duration of the limitation period.

4. VDI 3564, section 4.6, Maintenance and Inspection

All fire protection equipment, including smoke and heat extraction systems, must be serviced and inspected at regular intervals. These inspections must be documented in inspection logs that clearly indicate the date and result of each inspection. Defects must be remedied immediately.

5. Commercial Building Ordinance (GhVo), part 4, section 23, Inspections

The owner of the sales premises must ensure that the local fire brigade or a specialist inspects the smoke extraction equipment pursuant to Section 10 and the fire warning and extinguishing systems and alarm systems pursuant to Section 17 (1) and (3) - (7) at least once a year.

All inspection measures must be documented accordingly, e.g. in a log book. Maintenance work may also only be performed by qualified specialists.

ESSMANN offers a broad spectrum of options to comply with legal requirements:

- **Proper and professional assessment of any significant changes performed on the overall system**
- **Visual inspection of individual units for potential damages or functional impairment**
- **Inspection of all emergency release boxes and control centres**
- **Activation of overall system**
- **Replacement of defective and worn parts with original parts**
- **Documentation of all results and measures in an inspection log for the operator**