### **[Project name]**

### Structural maintenance schedule

This schedule of ongoing inspection and maintenance of structural elements shall be included with the Operations and Maintenance manuals and provided to the Owner/Body Corporate and building managers.

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| Inspection/maintenance timeframe and item | |
| Half-yearly | Wash down all exposed steelwork that is not in a fully interior environment including:   * Veranda steelwork * Steel Carpark structure (beams, columns, braces etc) * Deck and balcony steelwork * Exposed façade steelwork, both primary and secondary structure * Plantrooms and plenums with fresh-air intakes * External structural components such as Buckling Restrained Braces, Viscous Dampers, Eccentrically Braced Frames and the like * Sub-ground floor mild-steel structures such as beams, isolation bearings etc. |
| (b) 5 yearly | Inspect and repair sealant that encloses structural mild-steel components and/or timber with mild-steel fixings |
| (c) 10 yearly | Check exposed timber fixings for corrosion, repair as required. |
| Inspect/replace sealant that encloses structural mild-steel components and/or timber with mild-steel fixings. This will typically include sealants around the perimeter of precast panels. Note that 10 years is the expected useful life for many sealants |
| Check exposed structural steel within plantrooms and plenums for corrosion. Repair protective coatings as required. |
| Check all exposed steelwork that is not in a fully interior environment for signs of corrosion. Repair protective coatings as required. |
| Audit of damage to exposed intumescent coatings. Repair as required. |
| (d) 25 yearly | Inspect samples of structural steel that is hidden from view but not enclosed within a vapour barrier, and repair protective coatings as necessary. A typical example is a veranda with built-in steelwork. (Such steelwork should typically have duplex protective coatings). Inspection may typically require removal of claddings and/or the drilling of holes for borescope access. Repair as required. |
| Inspect all exposed, external timber. Repair as required. |
| Inspect all exposed, external reinforced concrete for signs of spalling or cracking. Repair as required. |
| Audit of damage to enclosed intumescent coatings. Repair as required. |
| Following fit-out or alterations | Audit of damage to intumescent coatings. Repair as required. |
| Following seismic shaking > SLS1 event | Inspections and repair as per b), c) and d) above |