

# COSBIMD34.1

## Provide information and guidance to support use and maintenance planning of works and installations in a Building Information Modelling environment

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### Overview

This unit is about the application of Building Information Modelling to provide information and guidance to support use and maintenance planning of works and installations.

### Performance criteria

*You must be able to:*

- P1 specify what **information, guidance** and format that will be required by the people who will use the **buildings, installations and systems**
- P2 capture progressively and record the most recent **information produced** during design, production and installation, which could be used for **guidance** about operation and maintenance
- P3 produce **guidance material** on operation and maintenance which is logically structured, in a durable format and capable of interpretation by an informed lay user
- P4 provide technical **information** in the **guidance** which helps the client and users to identify limitations and to operate and maintain equipment, systems and services efficiently and without risk to health and safety

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### Knowledge and understanding

*You need to know and understand:*

- K1 how and why to specify what **information, guidance** and format will be needed by the people who will use the **buildings, installations and systems** (evaluation)
- K2 how to capture and record the most recent **information produced** during design, construction and installation, which can be used for **guidance** about operation and maintenance (application)
- K3 how to **produce guidance** material on operation and maintenance (application)
- K4 how to provide technical **information** in the **guidance** which helps the client and users to identify limitations and to operate and maintain equipment, systems and services efficiently and without risk to health and safety (application)

### Scope/range

- 1 Information and guidance:
  - 1.1 employer's information requirements (EIR)
  - 1.2 as constructed information (models, drawings, documents, graphical and non-graphical digital data files)
  - 1.3 schedules
  - 1.4 specifications
  - 1.5 contract records
  - 1.6 photographs
  - 1.7 trade literature
  - 1.8 statutory consents
  - 1.9 commissioning and test certificates
  - 1.10 operating and maintenance instructions and performance ratings
  - 1.11 guarantees
  - 1.12 warranties
  - 1.13 Health and Safety File
- 2 Guidance - about:
  - 2.1 the design approach
  - 2.2 construction and installation details
  - 2.3 key references
  - 2.4 statutory and other limitations on use
  - 2.5 health and safety aspects
  - 2.6 operating installations
  - 2.7 maintenance guidance
  - 2.8 sources of replacement materials, components and equipment
  - 2.9 building management systems
  - 2.10 building monitoring systems
  - 2.11 spare parts
  - 2.12 environmental and sustainability aspects including carbon use
  - 2.13 future demolition and decommissioning
- 3 Buildings, installations & systems:
  - 3.1 structure
  - 3.2 materials
  - 3.3 elements of the building fabric

### Scope/range

- 3.4 finishes
- 3.5 furnishings
- 3.6 fittings
- 3.7 power and light
- 3.8 heating and ventilating
- 3.9 refrigeration and air-conditioning
- 3.10 telecommunications
- 3.11 movement of goods and people
- 3.12 special services and equipment
- 3.13 external works
- 3.14 landscaping
- 3.15 building energy management systems
- 3.16 plumbing
- 3.17 grey water systems
- 3.18 smart meters
- 4 Information - produced by:
  - 4.1 consultants
  - 4.2 contractors
  - 4.3 sub-contractors
  - 4.4 suppliers and manufacturers
- 5 Guidance material:
  - 5.1 owner's manuals
  - 5.2 log books
  - 5.3 maintenance schedules
  - 5.4 information (models, documents, drawings, graphical and non-graphical digital data files)

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**Relevant occupations** Managers in construction; civil engineers; architects; quantity surveyors; building and civil engineering technicians; architectural technologists and town planning technicians; draughtspersons; graphic designers; property, housing and land; town planners managers; chartered surveyors (not quantity surveyors) managers; estimators, valuers and assessors managers

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**Suite** Building Information Modelling

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