

SIM ENERGY 100

Comprehensive Environmental Solutions

Sim Energy Ltd was established in 2006 and specialises in providing environmental solutions tailored to the client's requirements. Whether the demand is for environmental compliance or performance improvement, we can provide the expertise and support to achieve the client's needs.

We ensure that our products and services are embedded within your organisation and work with experts in the field, applying techniques which will optimise reliability/ maintainability in the long term.

Our Building Log Book Services

Building Log Books are similar to user manuals for cars with enough information to operate the building, a list of standard measures for the model and some rudimentary items of maintenance. Expanding this concept to building level, the Building Log Book provides various items for assessment and audit especially in the area of energy services and operations. If one imagines the reams of files and documents for operating and maintaining the building, health and safety records and policies, handover documents etc, the Building Log Book sits over all of these and provides a direct reference for the owner, occupier or facilities manager to use both in everyday situations as well as extraordinary ones.

Building Log Books are referenced in Part L of the Building Regulations for England and Wales where there is "a requirement for provision of the summary information contained in a log book for new buildings, major refurbishments and buildings where significant changes have been made to the building services"

The provision of Log Books should be seen though not only as a means to gain legal compliance but as a tool:

- to span the gap between design and operation
- to improve the facilities manager's understanding of the design intent
- to enhance the commissioning and handover process
- to provide more concise and accessible information than that contained in operating and maintenance (o&M) manuals
- to provide a vehicle for recording building alterations and performance
- to provide useful information to letting agents and developers at the point of sale/letting

Our approach to effective building management is to recommend the production of a Log Book prior to other energyrelated compliance measures are taken. This is because much of the information stored in the Log Book will be of instantaneous use to the authors or producers of other compliance items and should thus reduce costs.



What Benefit?

What does the Log Book offer the building owner/operator right now? The answer is given through a realistic appraisal of performance within your business that could be affected by not having key information about your buildings. The benefits of having this information to hand include:

• Having a record of energy performance to challenge the running of the building and record improvements.

- To support document control and inform the user where key information is to be found.
- To provide information to tenants as to how to use the building in the most energy efficient way.

• To reduce risk of key information about the operation of the building being lost through a change in maintenance or facilities management and staff.

- To record key findings of other building compliance and performance improvement activities.
- To clearly identify shortfalls in the building design, construction or operation.
- To provide an executive summary to building owners.
- To provide a quick-reference document to contractors new to site.

If you truly want to understand how your building operates, there is no more efficient method than creating a Building Log Book

How Much and How Long?

The production of a Log Book depends on three main factors:

- 1. The scale of the building
- 2. The number and complexity of the energy systems
- 3. The availability of information and the ease with which it is obtained.

These determine the duration of the work which can be as short as 3 days for a simple and small office to over 10 days for large transport interchanges. This would mean the cost of producing a Log Book ranging from £1,500 to £5,000 depending on what would need to go into it and what ongoing work would be produced from it. Evidence has shown however that the savings it can produce if utilised properly can mean that the investment is paid for between 1-2 years.

For further reading go to

http://www.simenergy.co.uk/building_logbooks.html

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