

Commercial Electrical Maintenance

Planned inspection and priority response for commercial facilities

Most commercial electrical failures announce themselves months before they happen, as heat, as a nuisance trip, as a breaker that will not reset first time. A maintenance agreement exists to find them then rather than at four on a Friday. This is what ours covers.

THE PLANS

Essential

Small offices, single-unit retail and restaurants.

One scheduled inspection a year.

- Panel and distribution inspection, covers off
- Breaker condition and operation
- Torque check on accessible terminations
- Emergency and exit lighting tested and logged
- GFCI and AFCI devices tested
- Written report with photographs, kept for your records

Standard

Multi-tenant buildings, schools, larger restaurants.

Two scheduled inspections a year.

- Everything in Essential
- Thermal imaging of panels and distribution equipment
- Exterior, parking and site lighting surveyed
- Life-safety device testing recorded to a schedule you can hand an inspector
- Priority scheduling ahead of non-member work

Comprehensive

Care facilities, campuses and anywhere a shutdown is a serious event.

Quarterly scheduled inspections.

- Everything in Standard
- Full thermographic survey with a written comparison against the previous visit
- Standby and emergency systems exercised and logged
- Asset register of distribution equipment, kept current
- Named contact and an agreed response commitment

CHECKED AT EVERY VISIT, ON EVERY PLAN

- Main and sub-panels, with covers removed
- Breakers: condition, operation and any signs of heat
- Terminations and connections at accessible points
- Emergency lighting and illuminated exit signs
- GFCI, AFCI and other life-safety devices
- Exterior, parking and egress lighting
- Anything you have reported since the last visit

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WHAT YOU KEEP

The record is half of what you are buying. Insurers and inspectors ask for evidence that life-safety devices were tested and when, and a folder of our reports is that evidence.

- A written report after every visit, with photographs
- Thermal images where the plan includes them, dated and located
- A running record of what was tested and when, which is what an insurer or an inspector asks for
- A list of what we found, what we corrected on the day, and what we recommend

WHAT THE PLAN DOES NOT COVER

Said plainly, because the gap between what somebody thinks they bought and what they bought is where these agreements go wrong.

- Repairs and replacement parts, which are quoted separately once found
- Work required by a change to your building or your use of it
- Utility-owned equipment up to and including the meter
- Failures caused by weather, flood, fire or third-party damage
- Anything behind a wall or a ceiling that has to be opened up to reach

There are no prices in this document, and that is deliberate. A plan is scoped to the building: the square footage, the age and condition of the distribution equipment, how much of it there is, and what your facility has to comply with. Two buildings the same size can be a long way apart. Call 515 979 9444 and we will walk the building and put a number to it.

515 979 9444 info@renomads.com www.renomads.com

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