



**SLOVENSKI STANDARD**  
**SIST-TS CEN/TS 15379:2007**  
**01-februar-2007**

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**Upravljanje stavb - Terminologija in področje uporabe storitev**

Building management - Terminology and scope of services

Gebäudemanagement - Begriffe und Leistungen

Gestion technique du bâtiment - Terminologie et étendue des services

**Ta slovenski standard je istoveten z: CEN/TS 15379:2006**

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**ICS:**

01.040.03	Storitve. Organizacija podjetja, vodenje in kakovost. Uprava. Transport. Sociologija. (Slovarji)	Services. Company organization, management and quality. Administration. Transport. Sociology. (Vocabularies)
03.080.99	Druge storitve	Other services
91.040.01	Stavbe na splošno	Buildings in general

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**CEN/TS 15379**

November 2006

ICS 01.040.03; 01.040.91; 03.080.99; 91.040.01

English Version

## Building management - Terminology and scope of services

Gestion technique du bâtiment - Terminologie et étendue  
des services

Gebäudemanagement - Begriffe und Leistungen

This Technical Specification (CEN/TS) was approved by CEN on 28 February 2006 for provisional application.

The period of validity of this CEN/TS is limited initially to three years. After two years the members of CEN will be requested to submit their comments, particularly on the question whether the CEN/TS can be converted into a European Standard.

CEN members are required to announce the existence of this CEN/TS in the same way as for an EN and to make the CEN/TS available promptly at national level in an appropriate form. It is permissible to keep conflicting national standards in force (in parallel to the CEN/TS) until the final decision about the possible conversion of the CEN/TS into an EN is reached.

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## Foreword

This document (CEN/TS 15379:2006) has been prepared by Technical Committee CEN/TC 247 “Building automation, control and building management”, the secretariat of which is held by SNV.

According to the CEN/CENELEC Internal Regulations, the national standards organizations of the following countries are bound to announce this CEN Technical Specification : Austria, Belgium, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Sweden, Switzerland and United Kingdom.

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**CEN/TS 15379:2006 (E)****Introduction**

This document defines the code of practice that applies for services relating to the management of buildings and properties. The definitions are intended to serve the unification of the various terms hitherto used and the associated services with the aim of creating more transparency on the market and assist CEN/TC 247 in standardizing of:

- Technical building management systems, tools and methods
- Connections and interfaces between the different building management processes

Building services relating to technical building management are listed in this document.

For a better understanding of the whole building management process, the services relating to infrastructural and financial building management which are not alone under the scope of CEN/TC 247 are listed in the informative annexes A and B.

The interdependencies of services in terms of strategic management and operation of buildings will be defined in more detail in the European standards for Facility Management by CEN/TC 348.

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## 1 Scope

The document provides a structure of Building Management (BM) and its Building Services and gives terms and definitions in the field of Building Management for general understanding. The document does not purport to describe Building Management Systems.

## 2 Normative references

The following referenced documents are indispensable for the application of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

EN 15221-1	Facility Management – Part 1: Terms and definitions
EN ISO 16484-2	Building automation and control systems (BACS) — Part 2: Hardware (ISO 16484-2:2004)
EN ISO 16484-3	Building automation and control systems (BACS) — Part 3: Functions (ISO 16484-3:2005)

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## 3 Terms and definitions

This clause presents the vocabulary used in this document. The terms and definitions listed in this document but defined by other relevant European Standards are repeated below for convenience in most cases.

For the purposes of this document, the following terms and definitions apply.

### 3.1

#### **building**

cf. property 3.8

large volume individual fixed structure other than industrial structures, i.e. commercial, industrial or commercial residential premises

[EN ISO 16484-2]

### 3.2

#### **building automation and control**

##### **BAC**

description for products, software, and engineering services for automatic controls, monitoring and optimization, human intervention and management to achieve energy – efficient, economical and safe operation of building services equipment

[EN ISO 16484-2]

### 3.3

#### **building automation and control system**

##### **BACS**

system, comprising all products and engineering services for automatic controls (including interlocks), monitoring, optimization, for operation, human intervention and management to achieve energy – efficient, economical and safe operation of building services

NOTE 1 The use of the word 'control' does not imply that the system/device is restricted to control functions. Processing

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of data and information is possible.

NOTE 2 If a building control system, building management system or building energy management system complies with the requirements of the EN ISO 16484 standard series, it should be designated as a building automation and control system (BACS).  
[EN ISO 16484-2]

### 3.4 building management

**BM**  
totality of services involved in the management operation and monitoring of buildings (including plants and installations). Building management can be assigned as part of Facility Management.  
cf. property 3.8

### 3.5 building services

**BS**  
1) <BACS> utilities and installations supplied and distributed within a building such as electricity, gas, heating, water, and communications  
[EN ISO 16484-2]

### 3.6 commercial building management

**CBM**  
former term of financial building management (see 5.3)  
[EN ISO 16484-2]

### 3.7 facility management

**FM**  
an integrated process to support and improve the effectiveness of the primary activities of an organisation by the management and delivery of agreed support services for the appropriate environment that is needed to achieve its changing objectives  
[EN 15221-1]

**3.8  
property**  
building or building unit or other construction which is utilized and operated for specific functions  
cf. building 3.4

## 4 Abbreviations and acronyms

For the purposes of this document, the following abbreviations and acronyms apply.

<b>BAC</b>	<b>Building Automation and Control</b>
<b>BACS</b>	<b>Building Automation and Control System</b>
<b>BM</b>	<b>Building Management</b>
<b>BS</b>	<b>Building Services</b>
<b>FBM</b>	<b>Financial Building Management</b>
<b>FM</b>	<b>Facility Management</b>



**IBM**    **Infrastructural Building Management**

**TBM**    **Technical Building Management**

## 5 Structure of Building management

### 5.1 General

Building management is characterized by a holistic approach, it encompasses in addition to technical services also to infrastructural and financing services.

Building management is divided into three areas: technical building management, infrastructural building management and financial building management (see Figure 1). BAC is part of Technical Building Management.

Building management services are related to the use of buildings and properties and may use as part of Facility Management.

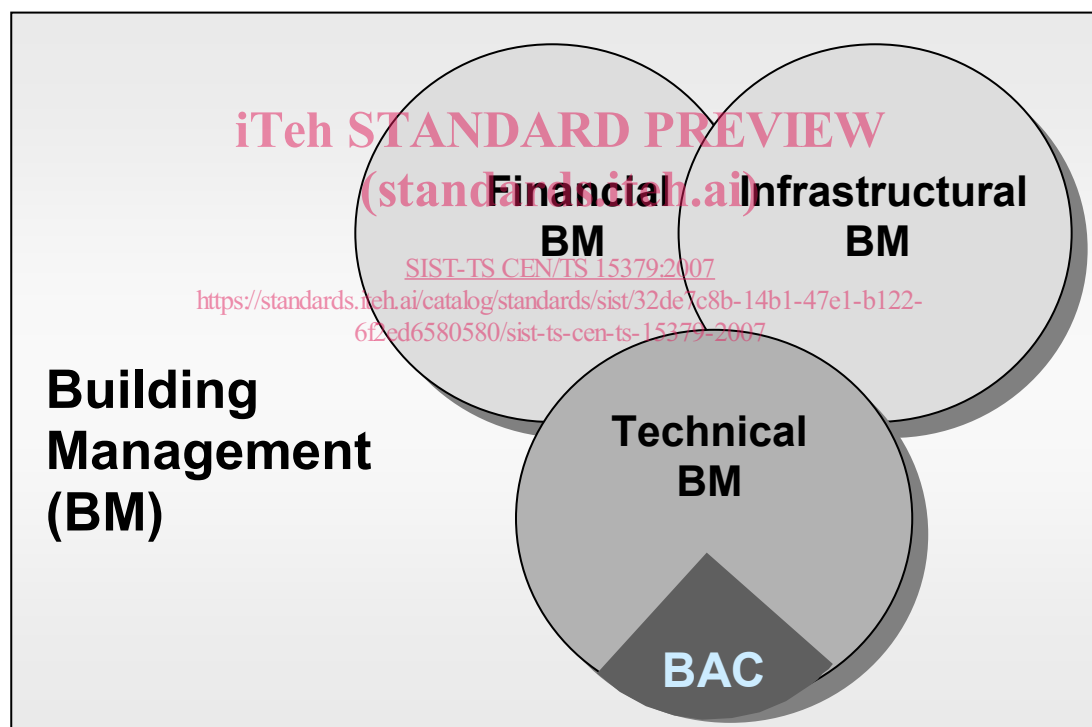


Figure 1 — Areas covered by building management

### 5.2 Technical building management

All services necessary for the operation and management of a building, and any installations and plants (e.g. for HVAC, Sanitary, Electricity, Lighting, Fire protection, Security, Access etc.) associated with the building. Building automation and control is part of TBM.

**CEN/TS 15379:2006 (E)****5.3 Infrastructural building management**

All services providing business support to improve the use of buildings.

**5.4 Financial building management**

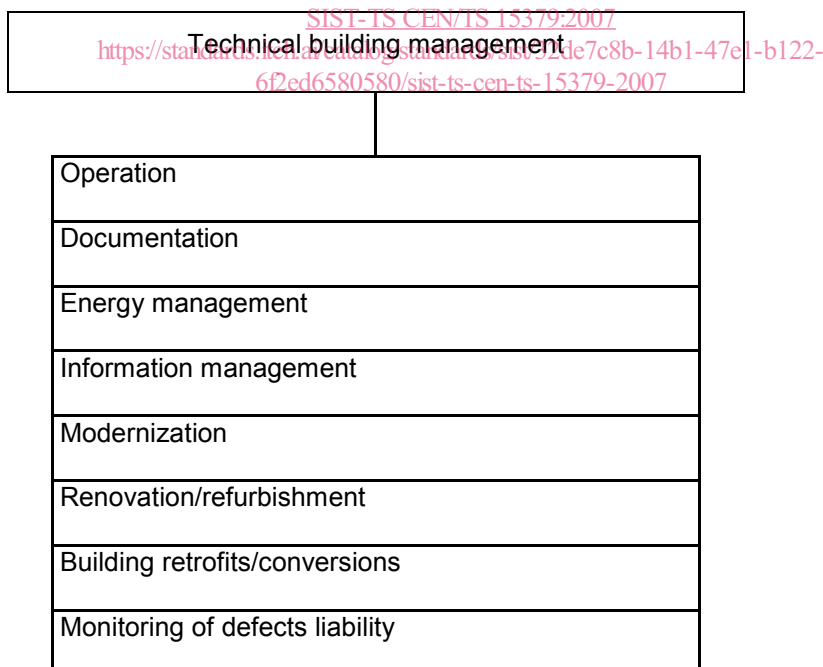
All services paying due regard to the principles of real estate economy relating to technical building management and infrastructural building management.

**6 Building management services****6.1 General**

Building management provides a precise and comprehensive definition of all user requirements. It integrates and coordinates technological, economic and legal principles within the design and operation phases of buildings and property. Building management selects the type and scope of service requirement and specifies how services are to be organized.

**6.2 Services relating to technical building management****6.2.1 Introduction**

The following services are given by way of example and are not listed in any order of priority. The list does not claim to be exhaustive.



To operate and to maintain are plants and equipments like heating systems, ventilation systems, air conditioning systems, electrical systems, sanitary installations, monitoring systems, elevators, compressed air systems, fire fighting systems and comparable installations.

### 6.2.2 Operation

The following action is required to ensure the efficient use of buildings, equipments and plants:

- a) taking possession;
- b) commissioning;
- c) operating;
- d) monitoring, measurement and control;
- e) optimization;
- f) maintenance (servicing, inspection, repair);
- g) correcting of malfunctions;
- h) closing down;
- i) restarting;
- j) decommissioning;
- k) routine testing;
- l) documenting consumption levels;
- m) observing operating rules.

### 6.2.3 Documentation

Documentation covers the collation, storage and updating of all necessary data and information relating to the inventory and operational management, such as:

- a) inventory documents;
- b) consumption data;
- c) operating logs;
- d) operating instructions;
- e) acceptance logs;
- f) service logs;
- g) testing logs.

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### 6.2.4 Energy management

Energy management covers duties, such as:

- a) register of consumption figures (e.g. Electricity, gas, heating, cooling, water);
- b) cross-trade analysis of energy consumers;
- c) devising ways to maximize potential;
- d) planning of measures from an economic perspective;
- e) calculation of cost-effectiveness;
- f) implementation of energy-conservation measures;
- g) recording of energy savings.

### 6.2.5 Information management

Information management covers all services relating to the acquisition, evaluation, passing on, and coordination of information and reports relating to the operation of buildings and property. This involves conceptual planning, appraisal and decision-making with respect to the use of all types of information, communication and automation systems, such as:

- a) building automation;
- b) computer aided building management;
- c) fire alarm systems/access control;
- d) burglar alarm systems;
- e) communications;