

Thematic Paper Title	Development of Preventive Maintenance Database in the office Building
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Academic Year	2012

### **ABSTRACT**

The purpose of this research is to apply the preventive maintenance database system by using Microsoft Access as the significant instrument to all work related for the office building management. The fundamental data system of the interior machineries has been divided into 3 categories; general electricity system, air condition system, and sanitary system.

Referring to the systematical data entry for all machineries of this research has been segregated into four sectors which are the history of the equipments; utilized information, specific qualification, price, valid date of installation and expire date of utilization, the maintenance information; the monthly and annual maintenance schedule, the engines repairing information; during the maintenance and repaired frequency, and the spare part inclusive with its replacement recording for further plan of inventory in case.

For more efficiency of the preventive maintenance database together with to be capable of sourcing the repaired information, the study has shown four beneficial results referring to the mentioned sectors as following. For the first machines historical sector cannot be only reviewed the utilized time period, the mechanic depreciation but it can be predictable the repairing time in the future also. Secondly, regarding to the maintenance information, it can be used for proper analyzing the annual plan per its supplied type. In addition to the machineries repairing and resolving information, it can be used to explain the root causes of equipment damage, working time estimation, and comparing the break-even point in the purpose of purchasing the new machinery or providing the replacement. And the last result of this study is the spare part data recording which it can be used for analyzed the actual requirement in order to prevent the immoderate inventory for the office building management onward.