

Appendix 1: Building Maintenance Report (BMAR) Extrapolated Ratings

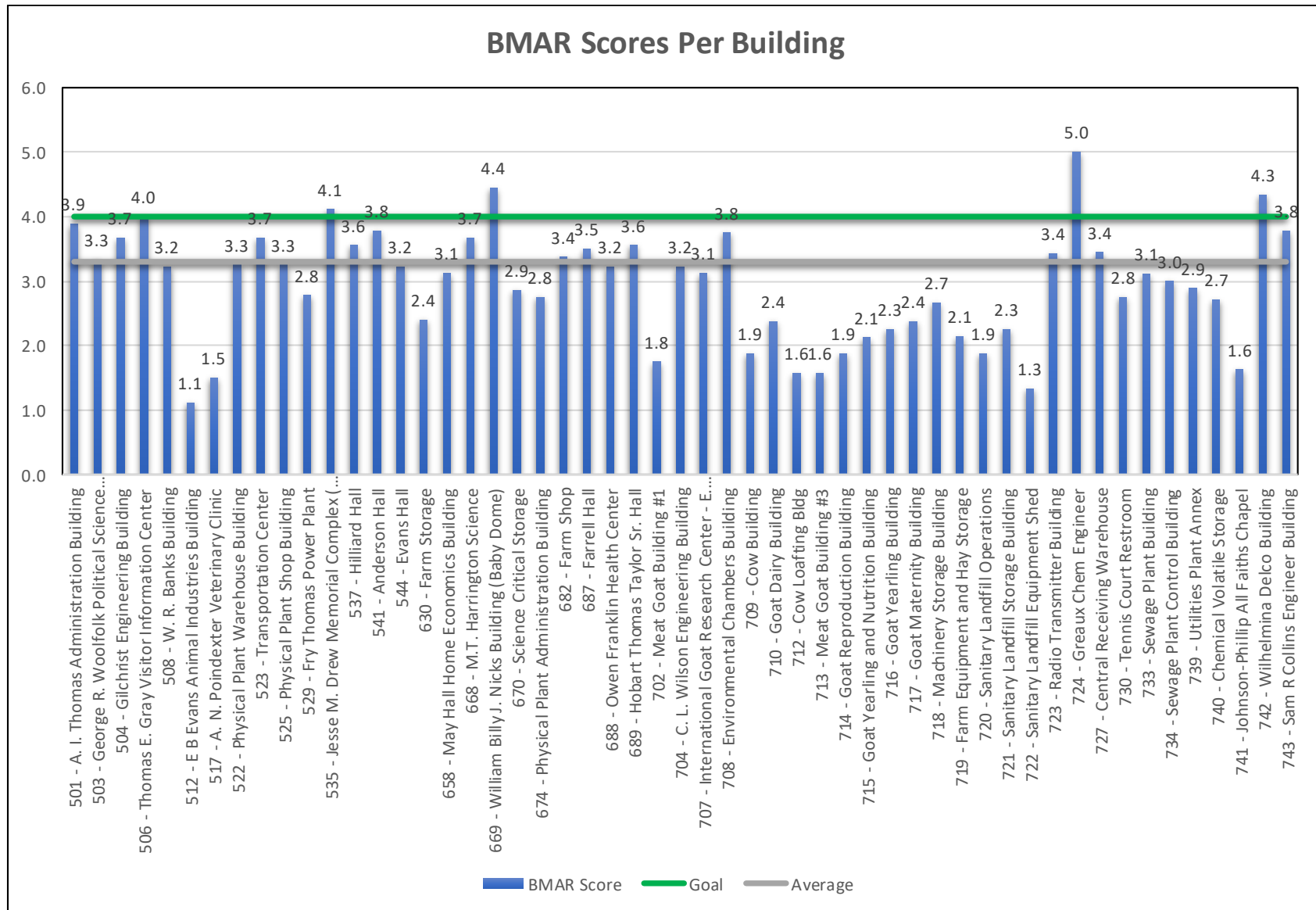
DM data to a single or small group of facilities may produce misleading results, and likely will not match detailed **Backlog of Maintenance and Repair** (BMAR) estimates generated by other means, although FCIs are applicable to individual systems and facilities.

The DM Method is based on an assessment of nine systems for each facility. From an assessment of other deferred maintenance estimating methods that use building systems and the American Society for Testing of Materials (ASTM) UNIFORMAT II Classification for Building Elements, the following nine systems were selected:

- **Structure:** Foundations, superstructure, slabs and floors, and pavements adjacent to and constructed as part of the facility (i.e., sidewalks, parking lots, access roads)
- **Roofing:** Roof coverings, roof openings, gutters and flashing
- **Exterior:** Exterior coatings and sealants, windows, and doors
- **Interior Finishes:** All interior finishes on walls, ceilings, floors, and stairways, as well as interior doors
- **HVAC Systems:** Heat, ventilating and air conditioning systems including controls; may include exhaust fans, or other mechanical equipment associated with indoor air quality
- **Electrical Systems:** Electrical service and distribution within five feet of the facility, lighting, communications systems (phone, LAN), security and fire protection wiring and controls
- **Plumbing Systems:** Water, sewer and fire protection piping, including bathroom fixtures
- **Conveyance Systems:** Elevators, escalators, cranes, hoists, or other lifting mechanisms
- **Fire Life Safety:** Smoke detectors, fire extinguishing systems, fire sprinkler systems, fire annunciation systems, and systems designed to prevent loss of life.

Level 1=Bad Condition	Major repair and/or component replacement is required to restore normal function. The equipment does not function as intended and, may not meet current codes. Or, this equipment is not repairable. Replacement is Required. Components of this equipment are deemed to be unsafe. The equipment is visibly in Bad condition and at the end of its life cycle.
Level 2=Poor Condition	Significant repairs are required. Excessive wear and tear are visible. The equipment does not function as intended. The equipment may be obsolete and, may not meet current codes. The equipment is visibly in Poor condition noted by clear abuse in use, age in its life cycle,
Level 3=Fair Condition	Multiple minor repairs and/or larger infrequent repairs are necessary. The equipment is occasionally unable to function as required due to infrequent breakdowns. The equipment is outdated and may not meet current codes.
Level 4=Good Condition	Some minor repairs are needed in addition to normally scheduled maintenance. The equipment appears to function as intended. The equipment is within a reasonable range of its life cycle.
Level 5=Excellent Condition	The equipment is in Excellent condition. Normally scheduled maintenance and/or minor repairs are all that is required. The equipment functions as intended. The equipment is the early to mid-range of its life cycle.

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