

## **The Quality - From the maintenance to the project**

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### **Introduction**

Our Thesis has been carried out in collaboration with a company of services (Iscot), part of the Industrial Union of Turin. Such company takes care of the maintenance and cleaning of industrial installations and buildings; their maintenance staff have the knowledge of the management of the industrial building along all its life cycle.

The objective of our Thesis is to demonstrate that if this knowledge was communicated to the project planners and analyzed, it could generate new project specifications.

The phase that has preceded our internship consisted in a bibliographical research regarding both Quality and Maintenance issues. Through these readings we have had contact with organizational terminology and industrial methodologies. In particular the readings on Quality have been a valid support in order to set up our own work methodology, in the framework of ISCOT's future plans.

The Thesis has been therefore subdivided in two parts: bibliographical readings and the internship.

### **First part**

The meaning of the term maintenance (to manually exercise the protection of an item in order to conserve it) implies a continuity of the action. This is the peculiarity of the maintenance carried out on buildings.

This attitude was in the past very frequent and it was translated into a constant care, a "continuous cure" for the buildings that allowed to limit the works of greater entity: the ordinary had the windward on the extraordinary, the maintenance on the restoration. Such philosophy was applied not only to the constructions but, more in a generalized manner, to the majority of the objects of daily use: the philosophy of the "disposable item" is recent history.

In 1933 in the Document of the International Conference of Modern Architects (in Italian: Ciam) of Atene already signaled the new problem: "... the modern techniques of construction have determined new methods, brought new and easy means and concurred new dimensions, and definitively open a new cycle in the history of the architecture. The new constructions will be of an amplitude but also of a complexity till now unknown and the architect, in order to satisfy his/her multiple task, he/she will have to take advantage of the job of a number of specialists "(the Corbusier, 1960).

Among these specialists, in our opinion, since the planning phase, it would be necessary to take advantage itself of the acquaintance of the manutentori in order to extend the life utility of the building.

## **Second part**

In the second part of the Thesis, collaborating with the maintenance staff of the ISCOT we have tried to acquire their knowledge of the industrial buildings in order to allow us to plan any future maintenance.

From such collaboration, detailed plan specifications were produced. These specifications could be used in the future for the planning of industrial buildings. The specifications have been produced by us with the aim to facilitate cleaning and the maintenance of the building in order to extend the life of the building itself and to reduce the maintenance costs.

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