| **Classification** | **Description** | **Example** |
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| Preventive Maintenance | Routine maintenance tasks performed to prevent equipment failures and extend the lifespan of building systems | Regular inspections, filter replacements, lubrication of moving parts, and scheduled servicing of HVAC systems |
| Corrective Maintenance | Reactive maintenance tasks performed to correct issues as they arise | Repairing broken windows, fixing leaks, replacing burnt-out light bulbs, and addressing plumbing issues |
| Predictive Maintenance | Maintenance activities based on the analysis of data and condition monitoring to predict and prevent potential failures | Using sensors to monitor equipment performance, vibration analysis, thermal imaging, and data analytics to predict failures |
| Routine Maintenance | Regular, often daily or weekly, maintenance tasks that ensure the smooth operation and cleanliness of campus buildings | Daily cleaning of common areas, trash removal, minor repairs, and upkeep of landscaping |
| Emergency Maintenance | Urgent maintenance tasks performed in response to unexpected breakdowns or safety hazards that require immediate attention | Responding to power outages, fixing burst pipes, addressing structural damage after a storm, and handling fire safety system malfunctions |
| Deferred Maintenance | Maintenance tasks that are postponed due to budget constraints, resource limitations, or scheduling issues | Delaying roof replacements, postponing major HVAC overhauls, or deferring renovation projects |
| Sustainable Maintenance | Maintenance activities focused on sustainability and energy efficiency to reduce environmental impact | Installing energy-efficient lighting, using eco-friendly cleaning products, implementing recycling programs, and managing water usage |
| Capital Maintenance | Large-scale maintenance projects that involve significant investments and are often planned and budgeted for in advance | Major renovations, building system upgrades, structural repairs, and infrastructure improvements |
| Seasonal Maintenance | Maintenance tasks specific to certain times of the year to prepare buildings for seasonal changes | Winterizing HVAC systems, inspecting roofs and gutters in the fall, and preparing air conditioning systems for summer |
| Compliance Maintenance | Maintenance activities conducted to ensure compliance with legal, safety, and regulatory standards | Fire safety inspections, elevator certifications, ADA compliance upgrades, and environmental health checks |
| Custodial Maintenance | Daily cleaning and janitorial tasks that maintain the cleanliness and hygiene of campus buildings | Cleaning restrooms, mopping floors, vacuuming carpets, and sanitizing surfaces |
| Technical Maintenance | Specialized maintenance tasks that require technical knowledge and skills | Calibrating laboratory equipment, maintaining IT infrastructure, and servicing specialized machinery in research facilities |
| Grounds Maintenance | Maintenance tasks focused on the outdoor areas and landscaping of the campus | Lawn care, tree trimming, irrigation system maintenance, and snow removal |
| Building Services Maintenance | Maintenance of essential building services and utilities | Plumbing, electrical systems, heating, ventilation, air conditioning (HVAC), and elevator maintenance |