

Pengaruh implementasi inspection & maintenance system terhadap perlindungan asset bangunan dari kebakaran pada bangunan tinggi perkantoran di DKI Jakarta

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Abstrak

Influence of Inspection & Maintenance System Implementation to the Building Asset Protection in Preventing Fire Damage on High Rise Office Building in Jakarta High rise office buildings are an asset which have high economics value, because investation in building construction is high enough. Because of that it would be natural if maintenance and protection of building toward one of disturbances is fire damage must have big awareness.

Observation of fire occurement shows that utility which is perfectly unfunctional when fire happens. Protection system realibility is installed like detector and fire alarm, automatic sprinkler, hydrant and also portable extinguisher or known as active fire protection is really influenced by quality of system design. One of activities which contribute in building protection in a part of Fire Safety Management is Inspection & Maintenance of all fire protections. Inspection & Maintenance activity is important part to ensure protection system and equipment reliability when fire occurs.

This research toward inspection & maintenance of protection system as a part of Fire Safety Management could be one of parameters in protecting building asset caused by fire at operational stage of high rise office building in Jakarta.

From 50 questionnaires sent to various high rise office building in Jakarta, 22 responses were received to be viable for in depth analysis. The result of the analysis shows clearly that the inspection & maintenance system implementation as a part of Fire Safety Management is positively correlated in a linear manner to two of the key Inspection & Maintenance System variables.

The two key variables influencing building asset protection from fire damage on operational phase in life cycle construction are performance of detection and fire alarm system after inspection & maintenance and inspection & maintenance schedule. This research can then be used to grow up awareness that importance of inspection & maintenance implementation to protect building asset on high rise building in Jakarta.