

DIN EN 17840:2024-03 (E)

Performance and condition assessment for buildings and civil engineering works - Framework for assessment within physical asset management

Contents		Page
European foreword		4
Introduction		5
1	Scope	6
2	Normative references	6
3	Terms and definitions	6
3.1	Asset management	6
3.2	Assessment	8
3.3	Maintenance	9
3.4	Objectives and requirements	11
3.5	Observation	13
4	Essential elements of assessment	14
4.1	Introduction to assessment	14
4.2	Asset portfolio decisions	15
4.3	Validating the set requirements and objectives	15
4.4	Verifying the requirements	16
4.4.1	Short-term measures: Performance and condition	16
4.4.2	Short-term measures: Compliance	18
4.4.3	Long term asset planning	18
5	Assessment process	19
5.1	General	19
5.2	Assessment process steps	19
5.3	Identifying the requirements	20
5.3.1	General	20
5.3.2	Requirements for an asset portfolio	21
5.3.3	Strategic guidance	21
5.3.4	Requirements for assets and aggregated assets	21
5.4	Specifying the assessment strategy	21
5.4.1	General	21
5.4.2	Level of assessment	24
5.4.3	Purpose of the assessment	24
5.4.4	Maintenance approaches	24
5.4.5	Results	24
5.4.6	Classification	25
5.4.7	Planning	25
5.4.8	Observation category	26
5.4.9	Observation techniques	27
5.5	Gathering additional information	28
5.6	Assessment	29
5.6.1	General	29
5.6.2	Asset portfolio assessment	29
5.6.3	Aggregated assets assessment	30
5.6.4	Asset assessment	31
5.7	Validation	31
6	The observation process	32

6.1	General	32
6.2	Planning	33
6.2.1	Scope: Specifying the task	33
6.2.2	Preparation: Determining operational conditions	34
6.3	Observation	35
6.3.1	Detection: Acquiring asset status data and reporting	35
6.3.2	Ranking: Analysing and valuing detection data	36
6.4	Quality control, evaluation and rectifications	38
Annex A (informative) References		39
A.1	References for requirements	39
A.2	References for guidelines for assessment planning	41
A.3	References for observation methods and techniques	41
A.4	References for assessment method	41
Annex B (informative) Inventory list plans and reports		42
Bibliography		47