

بانام خدا

دوره مهارت افزایی در مدیریت پروژه های عمرانی

مدیریت ساخته ها

استانداردها و مسؤلیت ها

۱۰ مرداد ماه سال ۱۴۰۱

سالن جلسات سازمان مجری ساختمان ها و تاسیسات عمومی و دولتی

دکتر فرهنگ شعی

UNOHABITAT
FOR A BETTER URBAN FUTURE



وزارت راه و شهرسازی
سازمان مجری ساختمان ها و تاسیسات عمومی
و تاسیسات دولتی و عمومی

What is facility management?

Facility management is a profession that encompasses multiple disciplines to ensure functionality of the built environment by integrating people, place, process and technology.

The profession's core competencies represent the areas of responsibility for which an FM oversees:

- Communication
- Emergency Preparedness and Business Continuity
- Environmental Stewardship and Sustainability
- Finance and Business
- Human Factors
- Leadership and Strategy
- Operations and Maintenance
- Project Management
- Quality
- Real Estate and Property
- Management
- Technology



IFMA™

International Facility Management Association

دکتر فرهنگ شعفی

مدیریت ساخته‌ها

مدیریت ساخته‌ها:

تخصصی دربرگیرنده دیسپلین‌های چندگانه برای حصول اطمینان از عملکرد درست ساخته‌ها از طریق یکپارچه سازی مردم، فضاها، فرایندها و فناوری.

قابلیت محوری این تخصص، نمایانگر محدوده مسؤلیت‌های یک مدیر ساخته‌ها، عبارتند از:

- ارتباطات
- آمادگی برای شرایط اضطراری و استمرار کسب و کار در ساخته‌ها
- پایداری محیط و مدیریت انرژی
- امور مالی و کسب و کار
- عوامل انسانی
- رهبری و استراتژی
- مدیریت بهره برداری و نگهداری
- کیفیت
- مدیریت دارایی‌ها و فروش
- مدیریت پروژه
- فناوری

31 July 2022

Facilities Management



ISO 41001:2018 – The World’s First International Facilities Management System (FMS) Standard

Facilities managers have responsibilities for providing, maintaining and developing many services. These range from property strategy, space management and communications infrastructure to building maintenance, administration and contract management. Facilities management includes space, infrastructure, people and organization.

[ISO 41011:2017](#) Facility management. Vocabulary

[ISO 41012:2017](#) Facility management. Guidance on strategic sourcing and the development of agreements

[ISO 41013:2017](#) Facility management. Scope, Key Concepts and Benefits

Plan-Do-Check-Act (PDCA) cycle as part of ISO 41001:2018





British Standards

- BS 8572:2011, *Procurement of facility-related services – Guide*
- BS 8587:2012, *Guide to facility information management*
- BS 8210:2012, *Facilities maintenance management –Guide*
- BS 8544:2013, *Guide for life cycle costing of maintenance during the in use phases of buildings*
- BS 8892:2014, *Transition management of facility related services – Code of Practice*
- PAS 1192-2:2013 *Specification for information management for the capital/delivery phase of construction projects using building information modelling*
- PAS 1192-3:2014, *Specification for information management for the operational phase of assets using building information modelling*
- PAS 1192-5:2015, *Specification for security-minded building information modelling, digital built environments and smart asset management*
- BS 1192-4:2014, *Collaborative production of information – Fulfilling employers information exchange requirements using COBie – Code of practice*
- BS 1192:2007+A2:2016, *Collaborative production of architectural, engineering and construction information. Code of practice*
- BS 8536-1:2015, *Briefing for design and construction. Code of practice for facilities management (Buildings infrastructure)*
- BS 8536-2:2016, *Briefing for design and construction. Code of practice for asset management (linear and geographical infrastructure)*

- Briefing
- Procurement
- Information management
- Life cycle costing
- Maintenance
 - Transition
- Building information modelling



European Standards

- BS EN 15221-1:2006, *Facility management – Terms and definitions*
- BS EN 15221-2:2006, *Facility management – Guidance on how to prepare facility management agreements*
- BS EN 15221-3:2011, *Facility management – Guidance on quality in facility management*
- BS EN 15221-4:2011, *Facility management – Taxonomy, classification and structures in facility management*
- BS EN 15221-5:2011, *Facility management – Guidance on facility management processes*
- BS EN 15221-6:2011, *Facility management – Area and space measurement in facility management*
- BS EN 15221-7:2012, *Facility management – Guidelines for performance benchmarking*

- Terms and definitions
 - Agreement
 - Quality
 - Taxonomy
 - Processes
- Benchmarking Space



International Standards

- *ISO 41011, Facility management – Vocabulary*
- *ISO 41012, Facility management – Guidance on strategic sourcing and the development of agreements*
- *BS ISO 55000:2014, Asset management – Overview, principles and terminology*
- *BS ISO 55001:2014, Asset management – Management systems – Requirements*
- *BS ISO 55002:2014, Asset management – Management systems – Guidelines for the application of ISO 55001*
- *BS ISO 37500, Guidance on outsourcing*
- *BS ISO 37500:2014, Guidance on outsourcing*
- *BS ISO 41001, Facility management - Management systems*
- *BS ISO 44001, Collaborative business relationship management systems. Requirements and framework*

- Terms and definitions
 - Sourcing
 - Agreements
 - Asset management



با تشکر و آرزوی سلامتی و سعادت