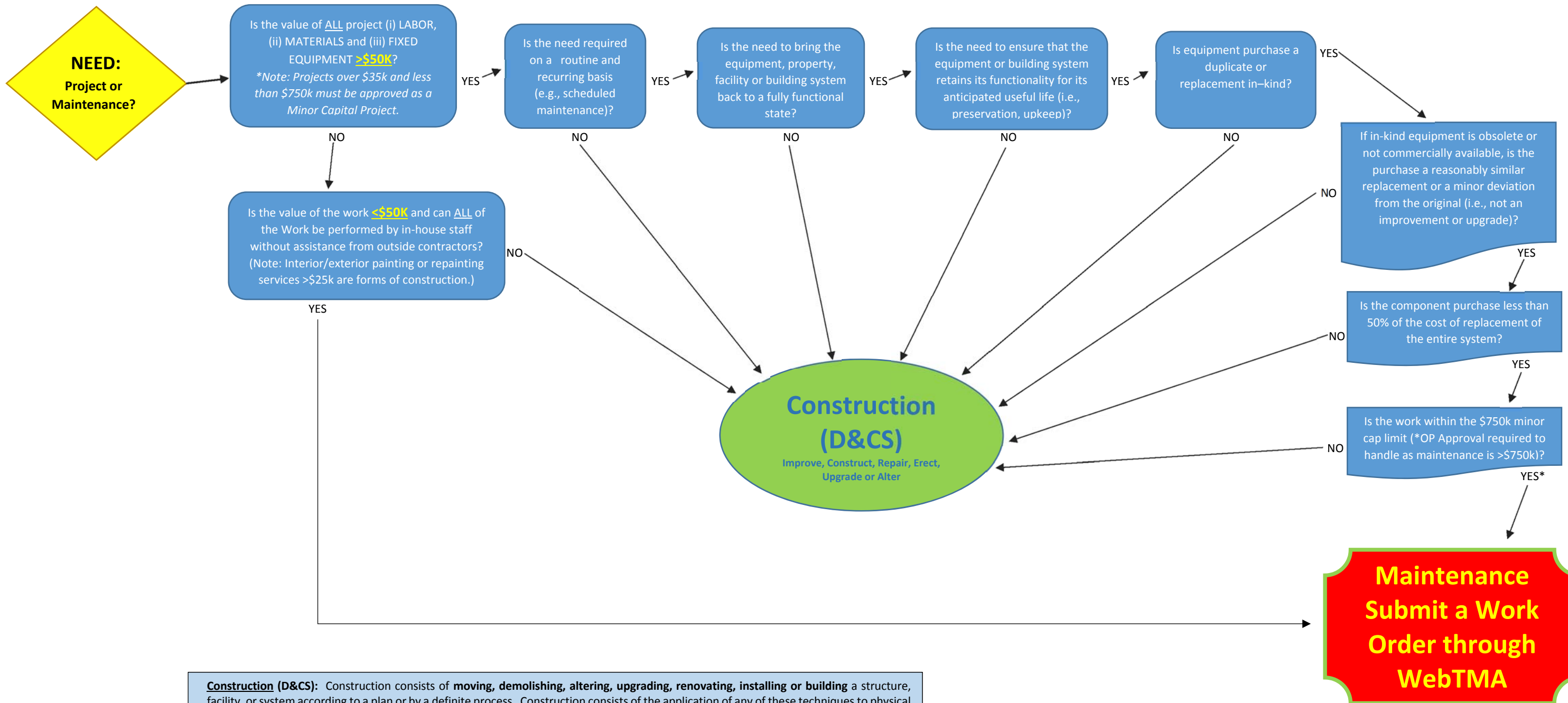


MAINTENANCE VS. CONSTRUCTION WORKFLOW



Construction (D&CS): Construction consists of **moving, demolishing, altering, upgrading, renovating, installing or building** a structure, facility, or system according to a plan or by a definite process. Construction consists of the application of any of these techniques to physical plant facilities such as a structure, utilities, excavations, landscaping, site improvements, drainage systems, and roads; or additions, deletions, or modifications of such facilities. **Exterior and interior painting or repainting** of new or existing structures are forms of construction, not maintenance. The **upgrading or replacing of a building system** when it has exceeded its useful life is generally construction.

Repair (D&CS): Repair does not include any matter than could reasonably be characterized as maintenance. Repair means to restore property, machinery, systems and facilities, including buildings, roads, and grounds and their components, to working order and **may require the submission of plans; the submission of calculations; construction inspection requirements; and other data to ensure compliance with the California Building Code;** and/or requires a change to the stamped plans, specifications, reports or documents used for its construction.

Maintenance (PF): Maintenance is the upkeep and preservation (not improvement) of property, machinery, systems, and facilities, including buildings, utility infrastructure, roads and grounds. Maintenance consists of those activities necessary to keep facilities and systems operational and in good working order. It consists of the **preservation, but not improvement,** of buildings and grounds, other real property improvements and their components. Maintenance may include replacement of components of equipment or building systems (roof, flooring, HVAC, etc.). Replacement of a component of a building system (for preservation, not improvement) is a form of maintenance when the replacement of the component is a **duplicate replacement in-kind,** or a minor deviation from the original if a duplicate is obsolete or is no longer reasonably available.