

PREVENTATIVE MAINTENANCE – RISK MANAGEMENT STRATEGIES

Belltech Electric is pleased to offer the following services as part of your preventative maintenance/risk management program:

Non-invasive Infrared Thermal Imaging

IR scanning is recommended for commercial properties as well as multi-unit strata buildings as part of a preventative maintenance program. Protecting your investments from electrical system failures by identifying deficiencies in your equipment through the detection of abnormal heating.

Belltech Electric is ITC certified and all work is conducted to meet or exceed ANSI/NETS Standard for Maintenance Testing Specifications - Electrical Power Equipment and Systems. We provide a detailed report to our clients, including visual documentation and recommendations, enabling you to make informed decisions regarding the maintenance your equipment.

High Voltage Maintenance

BC Hydro recommends performing maintenance on your electrical vault every 3 to 5 years. Regular High Voltage Maintenance is a crucial requirement for customer owned equipment. Our maintenance services will aid in improving your electrical system reliability, ensure compliance with WorkSafeBC rules, indicate potential issues, and recommend cost effective solutions. Unsure if your electrical system requires this type of maintenance? Give us a call and we would be happy to provide direction.

Electrical Operating Permit

What kind of equipment warrants an electrical operating permit?

If you own, operate, or maintain the following electrical equipment, you must have an operating permit when:

- operation or design of electrical equipment requires regular or ongoing maintenance
- supply to privately owned equipment is greater than 750 volts
- equipment is operated or maintained for emergency service and/or is part of a fire alarm system
- rated service capacity of equipment as per the manufacturer's nameplate rating is capable of handling electrical supply of over 250 kVA (e.g., main service switch, main transforming equipment, electrical panel, or transformer)
- equipment is operated within the class or zone designations for hazardous locations

An electrical Field Safety Representative (FSR) is named on every electrical operating permit. As a Technical Safety BC certified FSR, Belltech Electric can validate electrical work and can assure that the electrical equipment has been safely installed and properly maintained.

Standby Generator Maintenance

An annual scheduled generator maintenance is recommended to ensure systems reliability and retain the value of your investment. The typical maintenance cycle includes a general inspection followed by scheduled inspection and service of the following critical systems:

- Fuel system
- Coolant system
- Lubrication system
- Air system
- Starting system (batteries and charger)
- Alternator
- Transfer switch (often overlooked)

Having a scheduled preventative maintenance/risk management program is essential for keeping a facility and its equipment in proper working order. Our experience with facility management gives us the expertise to reduce overall costs without sacrificing safety or quality.

Our experienced licensed service technicians are extensively trained to handle any needs that may arise. Whether your business requires full-time or periodic maintenance, Belltech Electric is committed to providing the best service available to meet all our customers' needs.

Questions? Please give us a call. We look forward to discussing this opportunity with you further.

Jeff Cairns

Service Team Lead/Estimator

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