



CELEBRATING  
55 YEARS

# nerej

## **Ask the Electrician: Is summer a prime time for commercial electrical maintenance?**

July 19, 2024 - Construction Design & Engineering



Brian Leborgne

The answer is “Yes!” While January marks the official new year, many businesses view September as a fresh start. This makes summer an ideal time for commercial property owners to schedule long-term electrical maintenance projects.

During the summer months, buildings are often less occupied, minimizing disruption to your tenants. This allows for a smoother execution of planned equipment changes, upgrades, or additions to the electrical systems.

Here are essential maintenance tasks we recommend for all commercial property owners:

**Prioritize Life Safety Systems:** Regularly testing your fire alarm and emergency lighting systems is paramount. These systems are critical during emergencies, ensuring the safety of everyone in the building.

**Quarterly Checkups:** Schedule quarterly tests for your generator and Automatic Transfer Switch (ATS) to verify proper operation.

**Annual Inspections:** Once a year, have a qualified electrician inspect your transformer, distribution connections, and exercise the main breakers in your distribution panel.

**Distribution Panel Care:** As the heart of your electrical system, the main distribution panel needs special attention. Maintenance services should include thermal imaging of all breakers to identify potential loose connections or issues within the panel. Additionally, it's vital to keep the panel clear of debris or dust to ensure optimal performance.

**Beyond the Panel:** A comprehensive maintenance program should also encompass lighting controls, fire alarm control panels, and major networking components.

### Maintaining Your Electrical Room

Electrical rooms, often located in basements or out-of-the-way areas, can be neglected between maintenance visits. Summer provides the perfect opportunity for a thorough cleaning and inspection. Remember, electrical rooms deserve the same level of cleanliness as other parts of your building. Easy access to components is crucial in case of an emergency. Additionally, ensure unauthorized personnel are prevented from entering these vital spaces.

### Planning for Smooth Operations

An ongoing electrical maintenance program is vital to prevent system failures. Reputable electrical contractors tend to be busy during peak seasons. Start planning early and budget for future enhancements, including EV car charging stations or other energy efficiency upgrades! By securing your maintenance slot in advance, you'll guarantee a smooth and efficient project completion.

Brian Leborgne is the regional manager, service at Interstate Electrical Services, North Billerica, Mass.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540