

# What is Corrective Maintenance?

**Corrective maintenance refers to the process of identifying, diagnosing, and repairing faults or failures in a system or component after they have occurred. It is reactive in nature, as it is initiated only after a problem has been detected, often leading to unplanned downtime or disruption.**

In the UK house building, residential retrofit, home renovation, and extension sectors, corrective maintenance is commonly applied to address issues such as malfunctioning heating systems, faulty ventilation units, or structural defects. It is often necessitated by wear and tear, improper installation, or unforeseen environmental factors.

## **Synonym(s):**

Reactive maintenance, breakdown maintenance

## **Related Terms:**

1. **Preventive Maintenance:** Scheduled inspections and servicing to prevent faults before they occur.
2. **Predictive Maintenance:** Using data and monitoring tools to predict and address potential failures before they happen.
3. **Building Regulations Part F (Ventilation):** Sets standards for ventilation systems in UK buildings, ensuring they function effectively and safely.
4. **Retrofit Insulation:** Upgrading insulation in existing buildings to improve energy efficiency and reduce the need for corrective maintenance.
5. **Fault Detection and Diagnosis (FDD):** The process of identifying and analysing faults in building systems.

## **Practical Examples:**

- A homeowner notices their mechanical ventilation heat recovery (MVHR) system is not functioning. A technician is called to diagnose and repair the issue, which is identified as a blocked filter and a faulty fan motor.
- During a routine inspection of a residential extension, a structural engineer identifies cracks in the foundation. Corrective maintenance involves reinforcing the structure to prevent further damage.

## **Relevance to UK Building Regulations:**

Corrective maintenance aligns with the requirements of **Building Regulations Part L (Conservation of Fuel and Power)** and **Part F (Ventilation)**, which emphasise the need for systems to operate efficiently and safely. Regular corrective actions ensure compliance with these standards and prevent further deterioration.