

ROYAL BERKSHIRE ARCHIVES

PHOTOVOLTAIC PANEL MAINTENANCE STRATEGY

on behalf of

WEST BERKSHIRE COUNCIL

July 2025

Rev.0

Photovoltaic Panels

MAINTENANCE REGIME

To be read in conjunction with Preliminaries Section A37 OPERATION/ MAINTENANCE OF FINISHED WORKS

GENERALLY

110 MAINTENANCE CHECKS

The maintenance checks are to comprise:

- Monthly customer checks (Visual only) for damage or debris;
- Intermediate maintenance visit by Building Occupiers maintenance contractor (Six monthly);
- Full maintenance visit including specialist testing by Building Occupiers maintenance contractor (Annual).

Note: The above is the minimum requirement, the extent of checks required and frequency will be dependent upon the requirements of the MCS accredited supplier of the system installed, use/ occupancy of the site, local conditions, ease of roof access and any specific requirements of the Building Owner and insurers.

115 As a minimum, handover documents shall include details of the check's Building Occupiers maintenance staff should carry out themselves, the recommended frequency of those checks and what action to take if any issues are identified.

120 As a minimum the full annual maintenance visit shall include:

- Cleaning PV panels and heat sink;
- Checking security of fixings;
- Checking cable connections and waterproofing thereof;
- Testing operation of Generation Meter;
- Testing operation of inverter;
- Testing efficiency and operation of PV panels;
- Testing efficiency and operation of battery.

200 MAINTENANCE ACCESS

As a minimum provide rigid eyebolt fixing points for independent mansafe harness attachments.

300 MAINTENANCE SCHEDULE

Details to be included within the Comprehensive Maintenance Schedule which is to be provided for inclusion in both the Building User Guide and Operating & Maintenance Manuals.