

Condition-based maintenance

Move Beyond Scheduled Maintenance to Outcome-Driven Service

The Problem

Traditional maintenance models rely on fixed schedules and reactive response.

Assets are serviced:

- Too early
- Too late
- Or only after failure

That creates unnecessary labor, hidden risk, and avoidable cost.

- Preventive maintenance doesn't prevent everything
- Alarm overload creates noise, not action
- Technicians spend time hunting for issues
- Faults are often discovered after impact
- Maintenance becomes reactive instead of strategic

The Shift

From Calendar-Based Maintenance to Continuous Performance-Based Service

Service shouldn't be driven by schedules alone.

It should respond to actual equipment conditions and continuously verify performance over time.

Using live system data, diagnostics, and digital testing, maintenance becomes continuous, prioritized, and outcome-driven.

- Detect degradation before failure
- Prioritize faults by impact
- Validate performance continuously
- Reduce unnecessary interventions
- Improve first-time fix rates

→ What Changes with KODE

Detect Problems Earlier with FDD

Move from alarm overload to fault intelligence. KODE Fault Detection & Diagnostics helps teams identify root causes, not just symptoms.

- Shift from alarms → incidents
- Prioritize issues by severity and impact
- Reduce alarm fatigue
- Catch hidden performance drift
- Surface problems before occupants notice them

→ Continuous Commissioning at Scale

Turn Commissioning into an Ongoing Service, Not a One-Time Project.

This is a huge opportunity for contractors.

Instead of treating commissioning as a project delivered once, KODE enables continuous commissioning as a recurring service model.

Use automated testing and performance validation to continuously verify systems are operating as intended.

- Automate repetitive HVAC performance testing
- Validate sequences continuously, not periodically
- Identify performance drift early
- Reduce manual commissioning effort
- Standardize testing across entire portfolios

Create New Recurring Services Like:

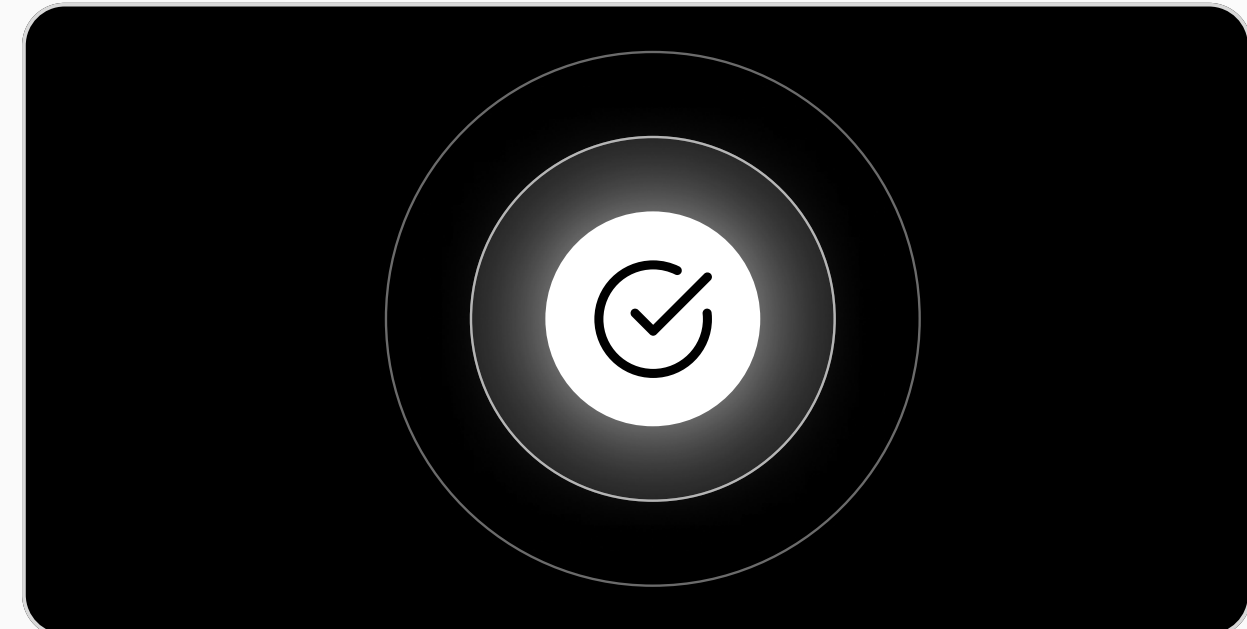
- Continuous commissioning programs
- Remote performance verification services
- Seasonal optimization services
- Ongoing sequence validation services

Move from project-based commissioning → recurring managed services.

→ From Reactive Dispatch to Condition-Based Response

Technicians arrive informed, not blind.

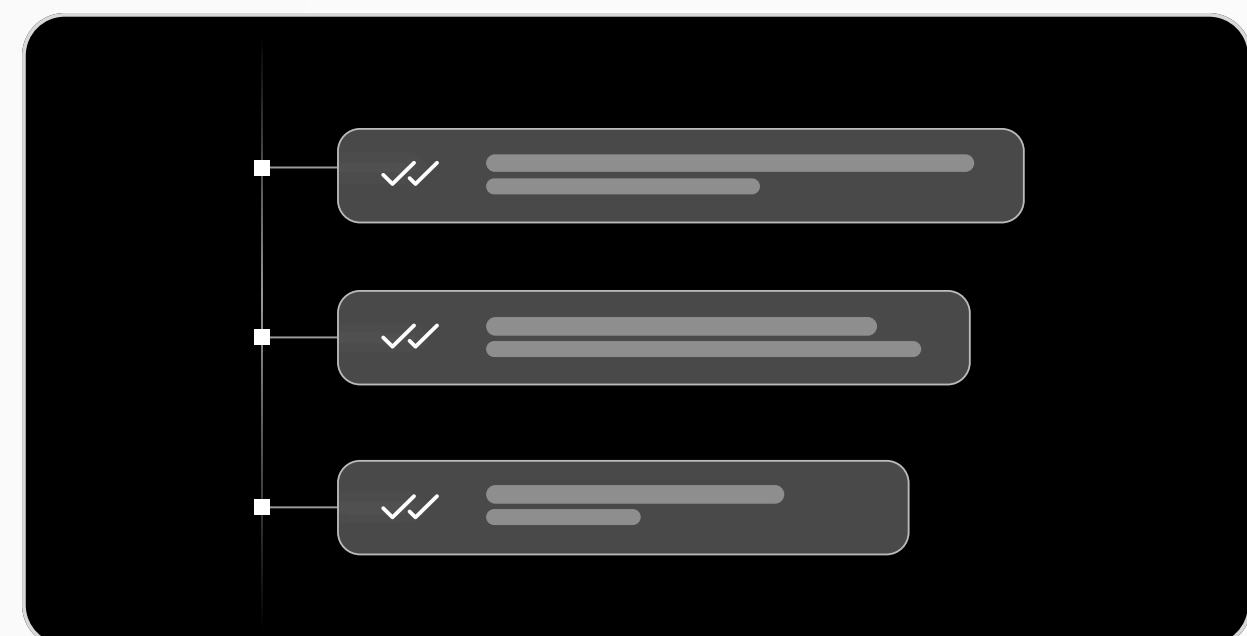
- Remote diagnostics before truck rolls
- Faster triage and issue resolution
- Better vendor coordination
- Fewer repeat visits



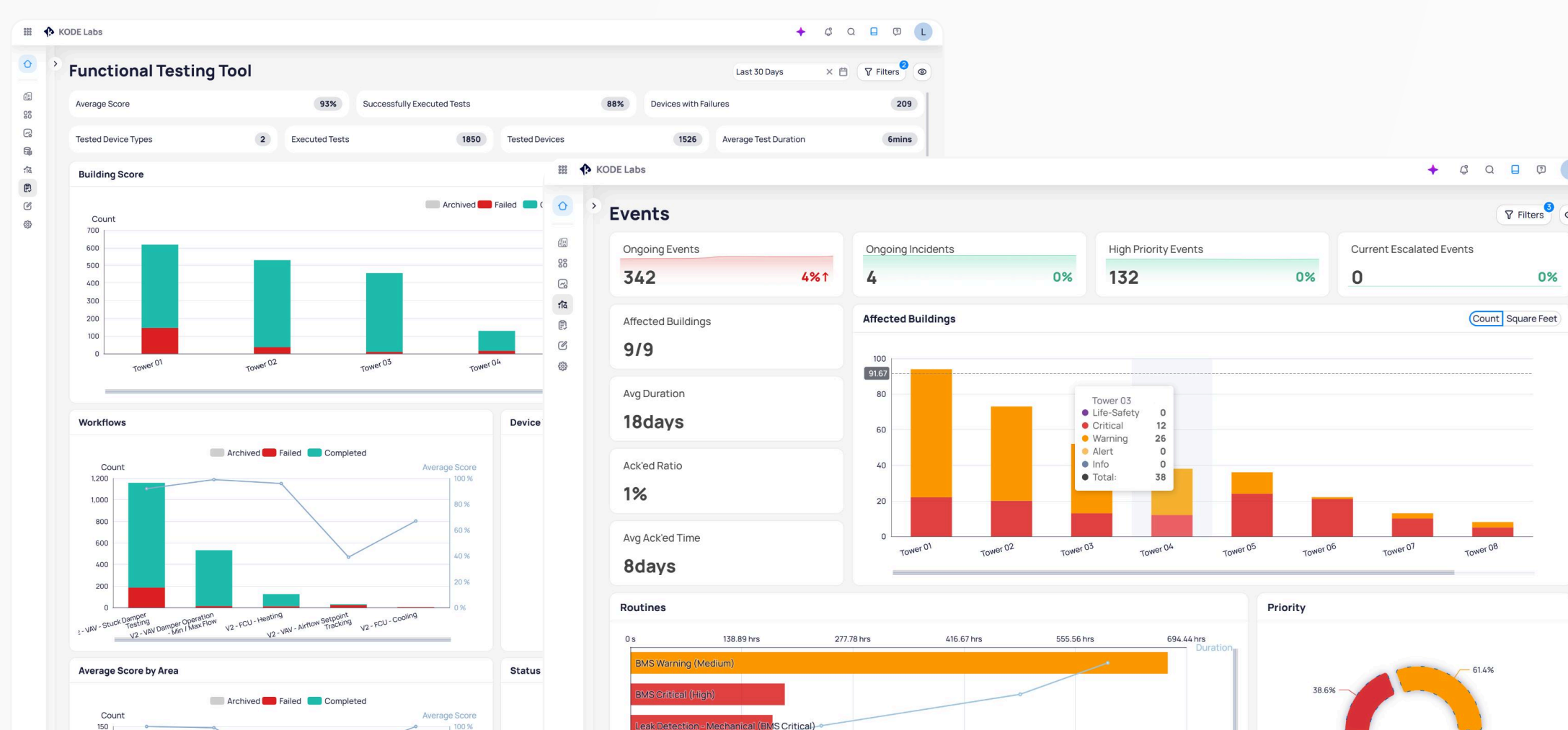
→ Maintenance Becomes Optimization

Move beyond fixing issues toward continuously improving performance.

- Improve asset performance
- Reduce hidden operational waste
- Support energy and comfort outcomes
- Extend equipment life



This is where maintenance becomes value creation.



→ The Business Impact

Reduce Maintenance Waste

- Lower unnecessary service activity
- Reduce repeat truck rolls
- Extend asset life
- Improve labor efficiency

Create Recurring Revenue

Continuous commissioning opens entirely new service models.

Offer:

- Commissioning-as-a-Service
- Performance optimization contracts
- Remote monitoring services
- Outcome-based service agreements

This is margin expansion, not just efficiency.

Improve Reliability

- Fewer unexpected failures
- Better uptime
- Faster response to critical issues

→ Differentiate Your Service Offering

Move beyond traditional maintenance contracts.

Lead with measurable outcomes.

Move from maintaining systems to continuously improving performance.



See it in Action

→ About KODE Labs

Headquarters

1420 Washington Blvd,
Detroit, Michigan 48226

Founded in October 2017 by Edi Demaj, Etrit Demaj, and Gentrif Gojani, KODE Labs is a global team of 250+ experts specializing in transforming real estate management and experience through its innovative, data-centric operating system, KODE OS. This smart building platform leverages a software-as-a-service (SaaS) model to optimize building performance, integrating data from building management systems, IoT, and operational systems into a unified, cloud-based solution.

At KODE Labs, the future of efficient and sustainable real estate management is being redefined. For more information, visit kodelabs.com

