

## INTISARI

Operasi dan pemeliharaan yang berfokus untuk mempertahankan kriteria *greenship* masih sangat jarang. Di sisi lain, gedung *green building* harus memiliki panduan atau Standar Operasional Prosedur (SOP) dalam melaksanakan operasi dan pemeliharaan guna mempertahankan kriteria *greenship*. Maka dari itu, *Green Building Operations and Maintenance Manual* Gedung *Teaching Industry* (TILC) Universitas Gadjah Mada disusun sebagai acuan pengelola gedung dalam melaksanakan operasi dan pemeliharaan. Adapun metode yang digunakan adalah observasi lapangan, studi literatur dengan sumber panduan teknis gedung *green building* serta referensi lain terkait operasi dan pemeliharaan, dan metode wawancara dengan ahli di bidang *green building*. Penyusunan *manual* ini mengacu pada kriteria *greenship* yang diklaim oleh Gedung *Teaching Industry* (TILC) Universitas Gadjah Mada. Dari masing-masing kriteria *greenship* tersebut, dilakukan klasifikasi pekerjaan, seperti: (1) Pekerjaan mekanikal dan elektrikal, (2) Pekerjaan plumbing, (3) Pekerjaan kualitas air gedung, (4) Pekerjaan eksterior dan interior, (5) Pekerjaan *purchasing*, (6) Pekerjaan pengelolaan sampah. Rincian dari masing-masing pekerjaan meliputi kesesuaian kriteria *greenship*, deskripsi infrastruktur, petugas, waktu, peralatan dan perlengkapan, sampai prosedur operasi dan pemeliharaan, standar kinerja, hingga denah pemasangan infrastruktur. Hasil dari analisis menunjukkan bahwa Gedung *Teaching Industry* (TILC) Universitas Gadjah Mada mempertahankan 32 kriteria *greenship* yang dilengkapi dengan syarat infrastruktur yang digunakan harus mengandung VoC rendah, *refrigerant* ramah lingkungan, mampu mengurangi emisi gas CO<sub>2</sub>, serta mengutamakan material prafabrikasi selama konstruksi. Fokus operasi dan pemeliharaan adalah pemeliharaan rutin dan berkala guna mencegah kerusakan parah.

Kata kunci : *Greenship*, *manual*, operasi dan pemeliharaan, *green building*

## ***ABSTRACT***

*Operations and maintenance focused on maintaining greenship criteria are still very rare. On the other hand, green buildings must have guidelines or Standard Operating Procedures (SOP) in carrying out operations and maintenance in order to maintain greenship criteria. Therefore, the Green Building Operations and Maintenance Manual for Teaching Industry Learning Center (TILC) Universitas Gadjah Mada was prepared as a reference for building managers in carrying out operations and maintenance. The methods used are field observations, literature studies with sources of technical guidelines green building and other references related to operation and maintenance, and interview methods with experts in the field green building. The preparation of manual this refers to the criteria greenship claimed by Teaching Industry Learning Center (TILC) Universitas Gadjah Mada. From each of the criteria greenship, job classifications are carried out, such as: (1) mechanical and electrical work, (2) plumbing work, (3) building water quality work, (4) exterior and interior work, (5) work purchasing, (6) Waste management work. The details of each job include the suitability of criteria greenship, description of infrastructure, personnel, time, equipment and supplies, to operation and maintenance procedures, performance standards, to infrastructure installation plans. Results of the analysis showed that Teaching Industry Learning Center (TILC) Gadjah Mada University maintains 32 criteria greenship equipped with requisite infrastructure used must contain a low VoC, refrigerant, environmentally friendly is able to reduce CO<sub>2</sub> emissions and prioritize prefabricated materials during construction. The focus of operation and maintenance is routine and periodic maintenance to prevent serious damage.*

*Keywords: Greenship, manual, operation and maintenance, green building*