

Predictive UPS Maintenance

Safeguarding Security & Minimising Property Risk

Uninterruptible Power Supply (UPS) Systems maintain backup power to essential property infrastructure. These include security control rooms, access control systems, CCTV systems and Building Management Systems (BMS).

Preventative UPS Maintenance is essential for early detection of faults, identifying them before they become potential serious risks. When a UPS fails, these systems are left vulnerable, compromising the safety and operability of the entire building.

During a recent maintenance inspection, Prolux identified a single battery within a UPS string operating at an extreme temperature (119°C). This not only posed as a fire hazard but had the potential to cause a total UPS failure. One faulty battery alone can damage an entire string of batteries, so early detection is essential. Without predictive maintenance, these issues often go unnoticed until it's too late.

The risks of a faulty UPS include:

- Security systems failing during power outages
- Increased fire risk from overheating batteries
- Loss of access control, BMS functionality & CCTV
- Disruption to tenants and operations

To protect your property and occupants, Prolux recommend implementing a preventative UPS Maintenance Program that includes thermal imaging, load testing and internal battery diagnostics. Proactive monitoring reduces risk, prevents downtime and ensures business continuity.

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