

## ABSTRACT

*Technological interests of air conditioning progressively tighten, where result of equipments product have functions, process and the component which vary the inclusive of quality and characteristic of reliability. This matter result of risks with appearance various problem or failure operate for at the mean time of utilized at location, especially about how to maintenance.*

*Failure Mode & Effect Analysis(FMEA) as approach in analyzing failure of systems or equipments in order to reaching process of continuous improvement. This thesis apply method of FMEA in maintenance process of equipments of mechanical/electrical at high rise building .Especially in air conditioning system as operational support of the high rise building. Approach of FMEA will apply from several aspects which each other being related/relevant one another, among other things; functional failure; failure effect and the failure cause systems arrange related/relevant component of failure.*

*The result of analyze description about 4 (four)sub-system of air conditioning failures: air cooled chiller water, chiller water pump, air handling unit and terminal equipment controller. Its means a problems caused by mistake technicians as employee of company.*

*Its cause of that would be made a method of maintenance as standard operation and procedure which had agreement between company and employee. The employees should be skill full and has responsibility about quality and process services.*