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## The Preventive Maintenance Process

It is a well known fact that performing preventive maintenance (PM) on a regular basis improves equipment reliability and lowers maintenance costs. Many companies are implementing computerized maintenance management systems (CMMS) to manage their assets and integrate predictive and proactive methods. To start the new year let's review some steps to optimize your preventive/predictive maintenance process.

### **Set Up Your Database**

Build your database from scratch or optimize your existing database. Establish organization and order to your database. Categorize, define unknown items, and correct or delete erroneous information.

### **Determine PM Necessity**

Ask if the PM task manages developing problems, thus avoiding premature failure and extending equipment life. Is it related to a known, consistent wear, or failure due to age? Is it a mandatory requirement that must be done?

### **Analyze**

Ask yourself: What is this data telling me? How often do I need to test this and why? What are the failure consequences? Do we need a different design to avoid failures? Do we need to add additional PM tasks to avoid a failure?

### **Optimize**

Use the analysis to always be in program improvement mode. Continuously look for and find areas to improve and/or optimize. Remember PM is an ongoing process...it is never finished.

Source: *Making Common Sense Common Practice* by Ron Moore.

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