Tool-Box Talk
Preventive Maintenance 101

Preventive Maintenance - Actions performed on a time- or machine-run-based schedule that detect, preclude, or mitigate degradation of a component or system with the aim of sustaining or extending its useful life through controlling degradation to an acceptable level.

(Definition Source: SMRP Best Practices)

Fundamentals of PM

1. All Equipment PMs are focused on specific “Failure Modes”
2. All PM Procedures should have the following:
   • Step by Step Instructions (initial each step)
   • Specifications
   • Space available for extra information
     - Condition as found
     - Condition as left
     - Recommendation to changes to Procedure
3. When a PM Work Order is given to Maintenance Techs the following should be attached:
   - Equipment Failure history since last PM Executed
4. If a piece of critical equipment fails between PM cycles an RCA should be initiated
5. Post the following metric in Maintenance Shop on a line graph
   - PM Labor Hours vs EM/Urgent Labor Hours

Steps to take if PMs are not Effective or meeting expectations

Step 1: Acknowledge you have a problem with your PM Program not meeting expectations
“you cannot solve a problem without admitting you have a problem”

Step 2: Assemble a team of Maintenance Techs, Maintenance Supervisor and operators

Step 3: The PM Optimization Team establishes their Vision, Mission, and Guiding Principles approved by Maintenance, Production and Plant Leadership and meet weekly for 30 minutes max (FOCUS)

Step 4: Identify the equipment experiencing the most losses, ie. OEE, Production loss, EM/Urgent Labor hrs., etc.

Step 5: Post a Dashboard to measure progress and effectiveness of the Program

Step 6: Create a PM Problem/Solutions Board using the A3 Approach to problem solving

It is critical to manage Preventive Maintenance as a continuous improvement process which results in optimal equipment reliability if managed effectively.