

Tool-Box Talk

Preventive Maintenance 102

Preventive Maintenance (PM) / Operator Care (OpCare) is conducted by both trained and task qualified Maintenance Technicians and Production Operators with step by step instructions.

Preventive Maintenance Vision Statement

A Holistic Integrated Approach that Identifies and Mitigates Defects That reduces Unscheduled Downtime and Reduces Total Cost of Ownership

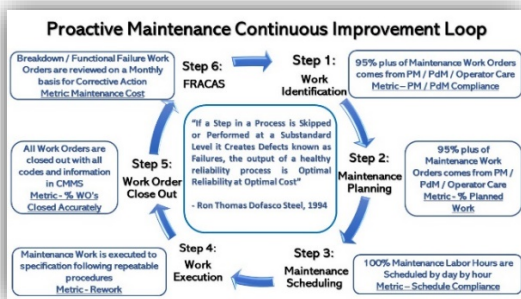
Preventive Maintenance Mission Statement

Preventive Maintenance is a controlled experiment with execution to specifications resulted in a desired outcome.

“Optimal Reliability at Optimal Cost”

Preventive Maintenance Guiding Principles

1. Preventive Maintenance is the most important routine function that maintenance personnel must accomplish to specifications
2. Preventive Maintenance must meet expectations of Production consistently (*Optimal Process Reliability*)
3. Everyone (operators and maintainers) are trained in Maintenance Best Practices

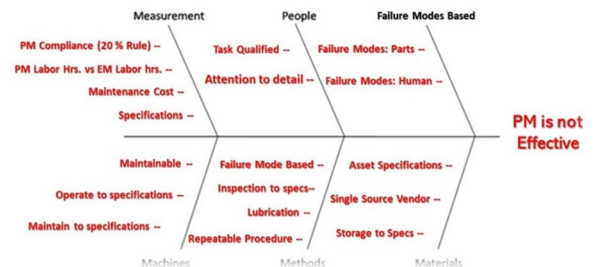


4. PM is executed to specifications
 - a. Ex: Tension? Deflection? good/bad? etc.
5. PM inspections are conducted by trained individuals

6. Defects found on a PM results in a Corrective Work Order to be planned and scheduled to correct/eliminate defect
7. The inspector's initials are posted after each step in a PM Inspection
8. If any equipment does not meet the functional requirements set by management a Root Cause Analysis is conducted by stakeholders.

“You cannot perform PM on Equipment that is not in a Maintainable condition”

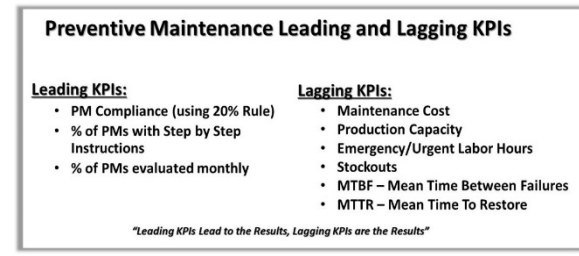
Preventive Maintenance Ishikawa (Fishbone)



Preventive Maintenance Dashboard

“You cannot Manage what you do not Measure”

Using the right metrics in an organized manner will allow management to control the equipment without the equipment controlling management



In order to ensure an organization to ensure their data is accurate the Maintenance Planner should close the work order into the CMMS/EAM.