TOOL-BOX TALK: PREVENTIVE MAINTENANCE 102

BY: RICKY SMITH, CMRP, CMRT, CRL

UpKeep

WORLD CLASS MAINTENANCE

GIVING BACK TO MOVE MAINTENANCE FORWARD
TMCC
THE MAINTENANCE COMMUNITY COALITION
upkeep.org

Tool-Box Talk

Preventive Maintenance 102

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

Preventive Maintenance Vision Statement

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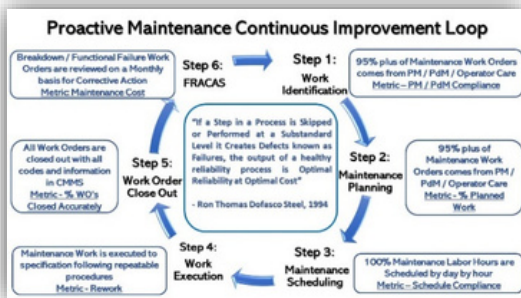
Preventive Maintenance Mission Statement

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
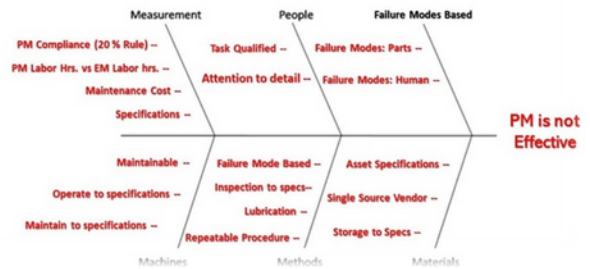   trained in Maintenance Best Practices

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.

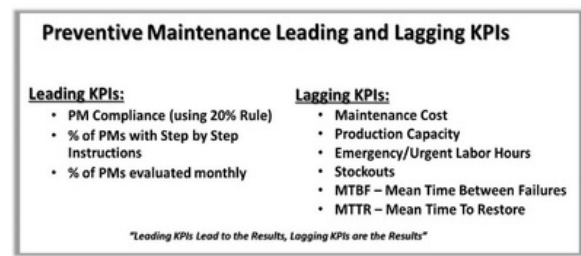*"You cannot perform PM on Equipment that is not in a Maintainable condition"*

Preventive Maintenance 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.

#1 Software for Maintenance & Reliability Teams

UpKeep is a service-first company that builds software designed to make maintenance easier for technicians and managers everywhere. Reduce downtime up to 18% by switching over to a preventative maintenance solution!
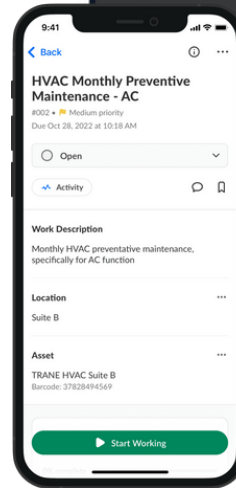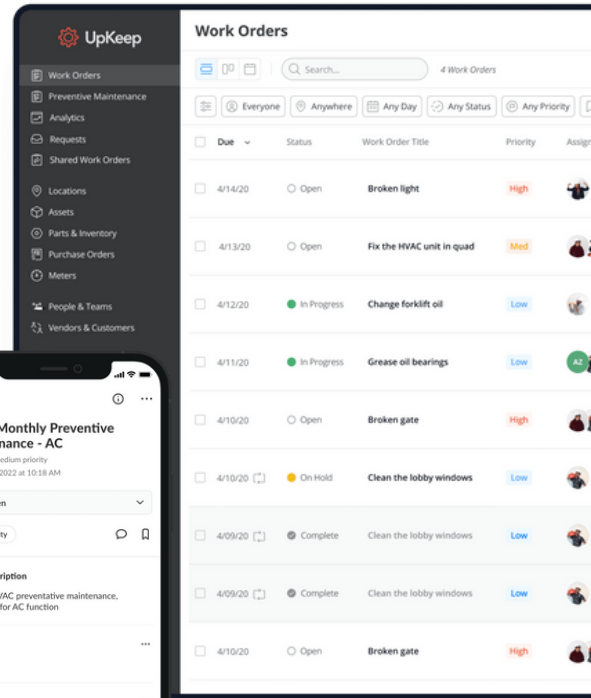
www.upkeep.com

Our Products

UpKeep

Mobile-first maintenance management and collaboration across all location, assets, and teams

With nearly 340 different machines in our work environment, it's an impossible task to manually assign and track PM's. **With UpKeep we can schedule regular maintenance without overlapping tasks with other critical jobs.**"

★★★★★ **Paul D, Health and Safety Coordinator**

An end-to-end solution for remote condition-based monitoring

Connected and secure IoT sensors for real-time remote condition asset monitoring

edge by UpKeep

Integrated & Centralized Data Ecosystem for World Class Asset Operations

The only purpose built Asset Data Platform. Asset Focused ELT Solution for advanced analytics and integrated, real-time asset data.

DATAHUB UpKeep

The Maintenance Community Coalition was founded on the belief that working together will benefit everyone within our community

Committed to helping each other thrive in our individual professional journeys by sharing resources and expertise, granting scholarships, hosting events, and unlocking knowledge – always at no cost.

TMCC
THE MAINTENANCE COMMUNITY COALITION