

1 OVERVIEW

Maintenance mechanics, tradespeople, or facility managers may question the value of performing preventive maintenance on an asset or a type of asset. For example, preventive maintenance on a specific pump or even a type of pump used campus-wide. This document is intended to provide guidance and a process for reviewing proposals to “turn off” preventive maintenance.

There are three goals of our preventive maintenance program- *compliance, reliability and meeting expected service life*. Testing and Inspection (T&I) is preventive maintenance. If the T&I is based on a compliance program, the preventive maintenance is not optional. Therefore, the only goals that are optional are reliability and meeting expected service life. The “value” of preventive maintenance for reliability or meeting expected service life can be subjective since the cost of failure is not always clear.

2 CONSIDERATIONS, REVIEW, AND APPROVAL

If front-line FM staff identify an opportunity to “turn off” PM:

1. They should review the proposed change with their supervisor, along with the following considerations:
 - Impact of failure
 - Redundancy
 - Cost of PM activities
 - Cost to replace the asset when it fails
 - Have there been similar discussions or decisions made?
 - Is there really any preventive maintenance that can be done?
 - Could issues be identified by a “walk through” if the facility is not visited by mechanics regularly?
2. The supervisor takes the lead and is responsible for contacting other stakeholders and gaining their approval.
3. Suggestions from staff outside FM should be forwarded to the appropriate maintenance planner and that maintenance planner is the lead and is responsible for contacting all the other stakeholders and gaining their approval. Other stakeholders include: unit facility representatives, preventive maintenance mechanics and supervisors, the maintenance planner, and the preventive maintenance group. Any of these stakeholders may identify others that should be involved in the discussion.

3 PROCESS

Once consensus is reached and it is decided to “turn off” preventive maintenance, the lead (as defined above - the supervisor or maintenance planner) will email the preventive maintenance group requesting the change. The email should copy all the stakeholders so that the PM group can reply all once the update is made in the CMMS.