



WHICH PLANT MAINTENANCE STRATEGY IS RIGHT FOR YOU?



Breakdown Maintenance

Breakdown or run-to-failure maintenance is typically reserved for low-cost or minimally important plant equipment that is rarely used, duplicates the function of other equipment, or has low cost. In the event of a breakdown, such equipment is repaired, restored, or parts are replaced until it is more cost-effective to simply order a replacement.



Preventative Maintenance

Preventive or scheduled maintenance is commonly used by most companies, and many small to midsized companies use it exclusively. With this strategy, assets are taken off-line, inspected at periodic predetermined intervals, and repaired if necessary. Although it's a relatively easy strategy to set up and execute, it can prove quite costly over time. We recommend an annual review of the maintenance schedule's impact on preventing equipment breakdowns. Extending the schedule or moving to predictive maintenance may be indicated.



Predictive Maintenance

Predictive Maintenance (PdM) is designed to monitor equipment to predict future failure so that maintenance is planned before the failure occurs. Ideally, PdM allows the maintenance frequency to be as low as possible to prevent unplanned reactive maintenance, without incurring costs associated with doing too much preventative maintenance. An effective predictive maintenance program reduces cost by minimizing the time equipment is being maintained, the production hours lost to maintenance, and the cost of spare parts and supplies. These savings are off-set somewhat by expensive condition monitoring techniques that require experienced personnel for data analysis.



Reliability-Centered Maintenance (RCM)

Reliability-Centered Maintenance (RCM) is designed to improve equipment operations, reliability, and availability through a detailed process in which all possible failure modes for each piece of equipment are analyzed, and custom a maintenance strategy is developed for each individual machine.

This sophisticated maintenance strategy is most typically associated with highly experienced organizations who have mastered maintenance fundamentals.

To determine if RCM is right for your organization, or to optimize an existing RCM strategy, Day & Zimmermann performs a detailed RCM assessment benchmarking performance against top-performing companies. The assessment establishes the baseline for a continuous improvement plan and functions as an effective communication device between the maintenance contractor and the plant.