

Maintenance Manager's Newsletter

Ten Questions to start a PM discussion with your staff and managers

1. Does top management support the PM system with their attention, money and authorizations for downtime as required?
2. Is involvement in PM activity considered high status among the workers?
3. When deficiencies are found by inspection are they written up as scheduled work and completed in a reasonable time?
4. Do repeated or expensive failures trigger an investigation to find the root cause and correct it?
5. Was there an economic analysis of each task list proving ROI (Return on Investment)?
6. Is PMO (PM Optimization), Reliability Centered Maintenance (RCM) considered when equipment failure could cause injuries, the equipment is critical or has high downtime costs.
7. Are units outside of the PM system because they are in very bad shape and fixing them up is not worth it?
8. Does the actual failure history impact the frequency, depth and items on the task list?
9. Did your staff design or modify the design of the task list?
10. Are PM personnel consulted when designing new processes, machines or buildings?

Does this clarify anything for you? I'd like to hear from you if it does or doesn't!

This is taken from my book *The Complete Guide of Preventive and Predictive Maintenance* (Industrial Press).

Joel

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