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Six misconceptions about PM

1. PM is only a way of trying to determine when and what will break or wear out so you can replace it before it does.

PM is much bigger than that. It is an integrated approach to budgeting, failure analysis, and eliminates excessive resource use and permanent correction of problem areas. PM can actually be seen as a way of life!

2. PM systems are all the same. You can just copy the system from the manual or from your old job and it will work.

PM systems must be designed for the actual equipment as set-up, age of the equipment, product, type of service, hours of operation, skill of operators and many other factors.

3. PM is extra work on top of existing workloads and it costs more money.

PM increases uptime, reduced energy usage, reduces unplanned events, reduces airfreight bills, etc. There are hundreds of ways PM saves the organization resources. The only time it is in addition to the existing workload is at the startup when you put a PM system into place. You will have to spend extra to fund monies not invested into the equipment in the past (pay for past sins).

4. With good forms and descriptions unskilled people can do PM tasks.

Unskilled (in maintenance) people can do some of the PM tasks successfully with good training and clear forms. For greatest return on investment skilled people must be in the loop. TLC activities (such as lubrication, cleaning or tightening bolts) can certainly be done by a trained but not maintenance employees. Generally inspection benefits greatly from experienced eyes and hands.

5. PM is a series of task lists and inspection forms to be applied at specific intervals (and is obsolete).

All proactive maintenance activity is part of PM. That includes the most modern approaches including vibration routes, Infrared surveys, or

condition based maintenance checks. Newest PM strategies initiate activity on some condition (such as initiate task list when temperature gauge reads 220[])

6. PM will eliminate breakdown

In the words of a PM class "PM can't put iron into a machine." In other words the equipment must be able to do the job. PM cannot make a 5 hp motor do the work of a 10 hp motor. Even with the most advanced PM there will still be breakdowns from abuse, misapplication or accident. Some failure modes do not currently lend themselves to PM approaches (such as electronics failures).

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