



Preventive Maintenance Programs

All of us understand the value of a preventive maintenance program and most of us have one in place. However, very few organizations have *performance measures* in place to determine the effectiveness of the program.

All assets with PMs should be audited yearly. What you are looking for is the number of discrepancies found during PMs or work orders written in-between PMs. An example: If you have a monthly PM and you have no history of discrepancies or work orders then the frequency and content should be reviewed.

Conversely if you have several discrepancies or work orders; then the content, frequency, or quality of the PM needs review.

PM programs are never finished being improved. They should be part of your continuous improvement program and always striving to make them better.