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Six Misconceptions about PM

1. PM is only a way of determining 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 and failure analysis, eliminating excessive resource use and permanently correcting problem areas. PM can be seen as a way of life!

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

PM systems must be designed for the equipment, including set-up, climate, 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 costs more money.

PM increases uptime, reduces energy usage, reduces unplanned events, reduces airfreight bills, etc. There are hundreds of ways PM saves the organization's 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 suitable forms and descriptions, unskilled people can do PM tasks.

Unskilled (in maintenance) people can successfully do some of the PM tasks with good training and clear forms. For the greatest return on investment, skilled people must be in the loop. TLC activities (such as lubrication, cleaning, or tightening bolts) can undoubtedly be done by trained but not maintenance employees. Inspection activity 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 PM is a series of task lists and inspection forms to be applied at specific intervals (and is obsolete).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. The newest PM strategies initiate activity under some conditions (such as initiating the task list when the temperature gauge reads 220°).

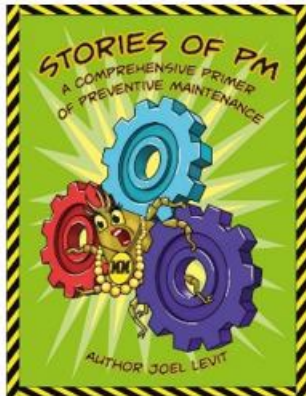
6. PM will eliminate breakdown

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 five-hp motor work like a ten-hp motor. Even with the most advanced PM, there will still be breakdowns from abuse, carelessness, misapplication, or accident. Some failure modes do not lend themselves to PM approaches (such as electronics failures).

Joel

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Defect Elimination



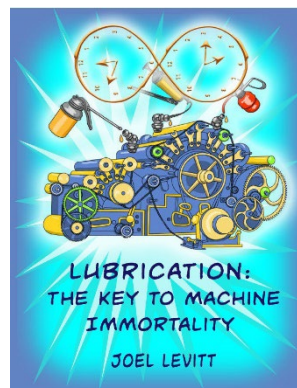
Reliability and fundamentals



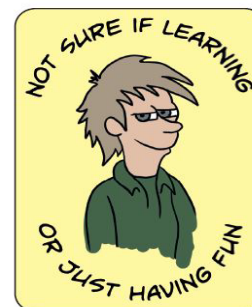
Maintenance quality



Maintenance Planning



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