

Good Maintenance Increases Sustainability

One question we continue to hear from clients is how do we get Buy-in from senior management? Patience, fortitude and longsuffering are the required competencies as you strive, to educate and instruct various people on how good Maintenance Practices will lower the company's Environmental, Safety, Customer Service, Quality and Cost risks.

A well-developed Maintenance program with Preventive, Predictive and Operator Maintenance being performed, along with a controlled Maintenance Work flow process integrated with operation schedules will decrease business risk and cost significantly. Environmental and safety devices working the first time when they are needed can prevent escalation of an event or prevent an event from happening. Deferred maintenance on these assets that result in poor performance can have serious consequences.

Product quality problems stem from process variations caused by, start-up and shutdowns, equipment and control variations. Equipment breakdowns cause an increase in start-ups and shutdowns. Equipment component wear will increase variation due to "slop" causing more quality defects. Poor calibration and control PM's lead to variations in control.

Since the majority of this variation can be controlled through proper Maintenance, allowing the equipment to fail makes the **equipment** and not management in control of meeting schedule, productivity and customer service targets. When management chooses a reactive strategy and runs critical equipment to emergency failures, it means they have advocated their responsibility for managing the business to equipment's condition. Even with this realized, sometimes it is very hard to break old habits.

Therefore, sometimes we need to use one of the most recent focuses of Management to get attention and today that is sustainability. Maintenance has a tremendous role to play in sustainability because the most sustainable or greenest BTU is one never used. A well maintain factory will have 8-14% less energy usage(cost) because BTU's wasted due to leaks, misalignment, unbalance, contamination, improper lubrication or other maintenance practices will be minimized as well as producing the required production in fewer operating hours.

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Start small and talk about the cost of air leaks, 1/16" leak is around \$1000/ year lost. Probably coal made the electricity that produced the compressed air and reducing the use of coal helps a sustainability effort. Move on to hydraulic leaks, steam and overheating motors, the solution to prevent and minimize the impact of these maintenance issues is to improve the Best Practices while being good stewards for the future generations.

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