

Importance of regular maintenance. . .



The need for the most production from your plant is important for success. It does not matter if you run 1 day or 7 days a week, regular maintenance will keep your plant running every minute you schedule and ensures it will be efficient.

Preventive maintenance has the following meanings:

1. The care and servicing by personnel for the purpose of maintaining equipment and facilities in satisfactory operating condition by providing for systematic inspection, detection, and correction of incipient failures either before they occur or before they develop into major defects.
2. Maintenance, including tests, measurements, adjustments, and parts replacement, performed specifically to prevent faults from occurring.

The primary goal of maintenance is to avoid or mitigate the consequences of failure of equipment. This may be by preventing the failure before it actually occurs which Planned Maintenance and Condition Based Maintenance help to achieve. It is designed to preserve and restore equipment reliability by replacing worn components before they actually fail.

Preventive maintenance activities include partial or complete overhauls at specified periods, oil changes, lubrication and so on. In addition, while performing a PM, the worker can record equipment deterioration so they know to replace or repair worn parts before they cause system failure.

The ideal preventive maintenance program would stop all equipment failure before it occurs. Experience has taught me that 4 to 6 hours of maintenance per 40 hours of plant operation ensures good plant efficiencies. Dividing your plant into 4 areas also helps to make sure inspections and maintenance are performed monthly on the complete operation. For example,

- Zone 1: bins, batching and mixers
- Zone 2: machine, curing
- Zone 3: depalletter, splitters, cubers
- Zone 4; packaging, rolling equipment and yes even the building

No matter how you set up a program the key is to have and use the program on a consistent basis.

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