

3.11.4 Maintenance Programs

Assets comprising; pumps, motors, starters, chambers, valves, air conditioning units, buildings, outfalls and other civil structures, etc.

A well planned and executed preventive/reactive maintenance program is absolutely necessary in order for pumps, motors, starters, valves, air conditioning and civil structure to operate efficiently. Attention to maintenance is particularly important in preventing the accelerated corrosion and wear resulting from the severe conditions imposed by acidity, gases and dampness.

Establishment of and a firm commitment to a strong scheduled maintenance program are critical to reduce equipment downtime and extended equipment life.

3.11.5 Maintenance of Mechanical Equipment

A continuing preventive maintenance program can maximize the performance, minimize life cycle operating costs, and extend the life of assets such as pumps, MCC's, AC's, etc. by several years. Keeping an accurate record of the performed maintenance will also help in the diagnosis of failures when they do occur.

3.11.6 Organization and Control of Scheduled Maintenance

Efficient maintenance schedules for any asset require that inspection precede maintenance activities. There are many drivers of asset performance, and predicting asset condition and therefore maintenance requirements is very unreliable.

By identifying key points that can provide representative statements on the asset condition, planned maintenance activities can either proceed or be deferred. The program cycles are correspondingly adjusted to reflect the new information. If maintenance activities show the rate of deterioration of the assets to be greater than predicted, the inspection cycle is shortened to suit.

In some instances, inspections are required to simply provide ongoing monitoring of the rate of deterioration of assets, to enable planning of capital expenditure in major renovation programs. It is essential to schedule asset inspections to identify problems or issues, assess rates of deterioration and to enable to calibrate planned maintenance activities. These inspections will be scheduled through CMMS and dispatched to the inspection team to action.