

What is Preventative Maintenance?

The Merriam-Webster dictionary defines prevention as “The act or practice of stopping something bad from happening.”

Preventative maintenance is the regular and routine maintenance of equipment and assets to keep them running and prevent costly, unplanned downtime from unexpected equipment failure.

A good preventive maintenance program also involves keeping an inventory of critical equipment, records of past inspections and the servicing of equipment.

Benefits of Preventative Maintenance

- Prevent equipment failure before it occurs
- Reduce the risk of accidents
- Diminish the excess depreciation of equipment
- Prevent untimely breakdowns of critical equipment
- Eliminate unnecessary inspections and maintenance
- Save money by extending the useful life of assets
- Prepare for and prevent future issues from occurring

Preventative Maintenance Program (COR® Requirements)

Preventative maintenance is a key component of a COR®-compliant safety program. These key pieces are noted in the COR® audit tool, available on the SCSA website.

The items listed below correspond to the audit questions in section seven of the audit tool.

The organization shall establish, implement, monitor and maintain a preventative maintenance program:

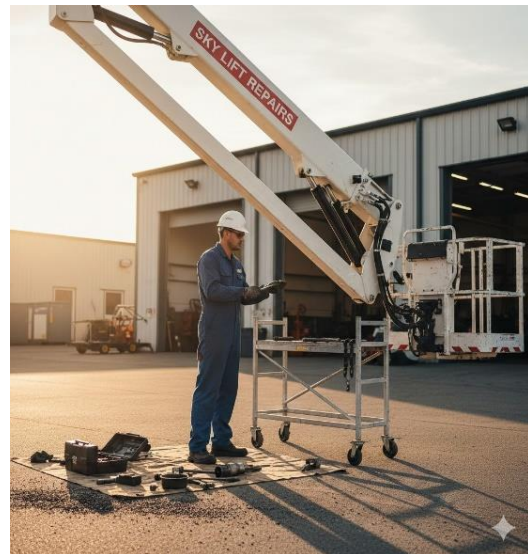
- 7.1 – Having an inventory list of critical equipment that the organization has control of is an important part of the program.
- 7.2 – A maintenance and inspection schedule, as well as inspection checklists, that includes all the critical equipment identified on the inventory list will help ensure all items are maintained.
- 7.3 – Documentation of maintenance work and the corrective actions should include a detailed description of the maintenance and/or repair that was conducted to correct the identified problem, and include the date, time and signature.

- 7.4 – Maintenance and repair work should be conducted by a qualified/competent worker and/or facility.
- 7.5 & 7.6 – A written system for the removal of defective tools or equipment from service, including worker understanding and compliance with the system, is another important part of the program.

Legislative Requirements

Maintenance is mentioned well over 60 times throughout *The Occupational Health & Safety Regulations*.

When searching for the legislative requirements, General Duties of Employers 3-1 and Maintenance and Repair of Equipment 3-14 are great places to start.



Other Requirements

Preventative maintenance is a key part of due diligence defence.

There are minimums set out in the regulations, but many times we are expected to exceed them. These are known as industry practices and may come in the form of CSA standards, ISO standards, etc.

Another key driver of preventative maintenance is manufacturers' recommendations and warranty considerations, which may be what is legislated in some cases.