

3 Ways to Avoid Machine Failures with CMMS-Enabled Preventive Maintenance

[Blog](#) , [September 7, 2016](#) [Brian Kincaid](#)



The best types of maintenance occur before equipment breaks. Done right, preventive maintenance (PM) gives organizations large and small a major competitive advantage. With it, organizations experience significantly less downtime and generate greater ROI from their fixed assets. Not to mention the boost preventive maintenance gives to staff morale and productivity, including better team efficiencies and scheduling.

You can get your team proactively operating on a preventive maintenance schedule with the help of a CMMS. Companies that rely on the power of a CMMS report [increased uptime, less repair time and improved asset reliability](#).

Furthermore, CMMS-enabled preventive maintenance schedules can help organizations **predict when a machine failure will happen** — before it actually occurs.

Do cost savings and less operational downtime sound like a fit for your organization? Check out three ways a CMMS can help your organization prevent machine failures below.

1. Automate PM schedules and reports.

You don't have to be a mind reader to predict a breakdown before it happens. Instead, introduce your team to preventive maintenance schedules that help you work proactively — instead of scrambling to see what tech can put in overtime hours.

With a CMMS, preventive maintenance schedules can be easily automated for each piece of equipment or physical asset in your organization. These systems can be scheduled daily, weekly, monthly, yearly, or on fixed or meter updates as your organization needs.

This doesn't just eliminate hours of manual labor, it also ensures regular preventive maintenance occurs, since the right people have the right schedule reminders at the right time—*before* an asset is down.

If you don't have automated PM schedules, it takes just a few clicks and a few minutes to create them in a CMMS. While you're at it, it makes sense to automate reports, as well.

A CMMS platform offers the ability to customize the format of reports on asset health and group multiple reports, then automate the delivery of these reports via email. Together, automated PM schedules and reports can go a long way towards preventing machine failure by ensuring maintenance staff is consistently assigned to PM work on assets.

2. [Create a KPI dashboard.](#)

Automated schedules and reports are a good start; but kick it up a notch with a KPI dashboard. Creating a KPI dashboard in your CMMS platform is another crucial step to prevent machine failures.

A smart KPI dashboard doesn't just track the health of your assets, but also the availability of your maintenance staff, which means faster responses to the right PM situations.

For instance, a KPI dashboard might show you the following in one comprehensive view:

- Total Annual Preventive Maintenance vs. Corrective Maintenance
- Work Order Backlog Percentage
- Emergency Work Order Placement
- Mean Time Between Failure

Using this snapshot of maintenance operations, you're able to see exactly how many human resources you have available to address mechanical maintenance. This kind of comprehensive view can head-off maintenance emergencies, identify potential problems *before* they fail, and make sure you're allocating enough resources to preventive rather than corrective maintenance.

Also, make sure your CMMS is setup to track the KPIs that matter to your operations, both long and short term.

>>> **Related resource:** [15 Top-Tracked CMMS KPIs for Manufacturers](#)

3. Use specifications to your advantage.

As a manager, you understand the hundreds of thousand of data points you could possibly be tracking on a regular basis. Can your current CMMS handle the processing of that much data?

CMMS platforms should have unlimited space for manufacturer data, specifications and metrics. This allows users to customize the specification area for each asset record to their specific needs.

And you'll want to use this to your advantage, as you can create new asset records by inputting all information a technician would need to know while in the field. If you have a CMMS with existing asset records, it's worth taking the time to audit the specifications of each asset record if feasible.

The result will be that everyone in your organization has a common and complete set of data with which to diagnose problems during preventive maintenance cycles.

Want to learn more about the benefits of a PM schedule at your organization? Download a copy of our new ebook, [100% More Efficient: A Manufacturer's Guide to Preventive Maintenance](#) to learn more!