

CMMS Work Type Chart

Maintenance	Operations (Not Maintenance)
<div style="text-align: center; margin-bottom: 10px;"> PM – Preventive Maintenance </div> <p>Inspection and Servicing tasks designed to prevent or mitigate equipment specific failure modes that could lead to a functional failure. These tasks are ALWAYS pre-planned and scheduled and performed: (WE FIND IT!)</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px; background-color: #e0f2f1;"> <p style="text-align: center; margin: 0;">Time Directed (PM-TD)</p> <p style="font-size: small; margin: 0;">Tasks performed at fixed frequencies (e.g. Calendar or Clock Times). Includes intrusive & non-intrusive. Includes monitoring data points if they are NOT trended.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px; background-color: #e0f2f1;"> <p style="text-align: center; margin: 0;">Condition Directed (PM-CD)</p> <p style="font-size: small; margin: 0;">NON-INTRUSIVE tasks performed to check equipment health by monitoring and trending (if possible) parameters that are known to be indicators of equipment health.</p> <div style="border: 1px solid black; padding: 2px; margin: 2px 0; background-color: #e0f2f1;"> <p style="text-align: center; font-size: x-small; margin: 0;">Low-technology</p> <p style="font-size: x-small; margin: 0;">Use in- situ/simplified sensors</p> </div> <div style="border: 1px solid black; padding: 2px; margin: 2px 0; background-color: #e0f2f1;"> <p style="text-align: center; font-size: x-small; margin: 0;">High-technology</p> <p style="font-size: x-small; margin: 0;">Use PdM Technology</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px; background-color: #e0f2f1;"> <p style="text-align: center; margin: 0;">Failure Finding (PM-FF)</p> <p style="font-size: small; margin: 0;">NON-INTRUSIVE tasks to periodically check to see if "important" equipment is already failed - and thus should be fixed BEFORE Operations may need it.</p> </div> <div style="border: 1px solid black; padding: 5px; background-color: #cfe2f3;"> <p style="text-align: center; margin: 0;">Run to Fail (PM-RTF)</p> <p style="font-size: small; margin: 0;">Deliberate decision to do nothing until equipment fails. No critical functions (safety, outage, environmental violation) would occur.</p> </div> </div> <div style="width: 5%; text-align: center; font-size: 2em; color: #0070c0;">➔</div> <div style="width: 45%; text-align: center;"> <p style="margin: 0;">Planned Repair (WE FIND IT!)</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto; background-color: #ffe0b2;">PMR /RP</div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto; background-color: #ffe0b2;">PMR /RP</div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto; background-color: #ff9800;">PMR /RP</div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto; background-color: #ffe0b2;">PMR /RP</div> </div> </div>	<div style="text-align: center; margin-bottom: 10px;"> CM – Corrective Maintenance </div> <p>Unexpected Repair or Unexpected Like-kind Replacement: (EQ/SYS. TELLS US!)</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; background-color: #fff9c4; width: 80%;"> <p style="text-align: center; margin: 0;">CM</p> <p style="font-size: small; margin: 5px 0;">We did not see the failure or repair coming (no strategy or strategy did not work, or PM not performed) We are going to restore the existing reliability of the system.</p> </div>
	<div style="text-align: center; margin-bottom: 10px;"> SR – Service Request </div> <p>Anything not PM or CM: Supporting Contractors, Engineering Support - adjust, install, correct and/or remove to maintain comfort, safety and operations for the business needs.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; background-color: #e0f2f1; width: 80%;"> <p style="text-align: center; margin: 0;">SR</p> <p style="font-size: small; margin: 5px 0;">Describe what job was performed.</p> <p style="font-size: small; margin: 5px 0;">We may be improving the inherent reliability or capability of the system (<i>design change</i>)</p> </div> <p style="margin-top: 20px;">Typical non-reliability improvement activities that are SR include:</p> <ul style="list-style-type: none"> Administrative – meetings, travel, etc. Training Contractor Support General cleanup