

PREVENTIVE MAINTENANCE SCHEDULE COMPLIANCE

- **Definition:** Ratio of preventive maintenance work orders scheduled and completed within a required timeframe.
- **Formula:** Compliance =
$$\frac{\text{\# of PM Work Orders Completed}}{\text{\# of PM Work Orders scheduled for completion within the time period}}$$
- **Data Source:** Ideally tracked automatically within a CMMS from the PM Module. May also be tracked manually in an excel spreadsheet that captures this data: target completion date and actual completion date.

INTERPRETATION

IMPACT

- Increased customer complaints
- Increased liability
- Reduced Cleanliness Standards

REASON

- Insufficient labor/subcontractors
- Insufficient schedule or reporting capabilities
- No available equipment
- Ineffective management practices

Schedule Compliance > 95%

IMPACT

- Improve asset condition
- Increase asset life

REASON

- Too much labor
- Proper equipment and supplies are available
- Strong scheduling /management practices

Notes:

- Compliance % should be reviewed throughout the course of the month to ensure the run rate is acceptable (e.g., 50% at mid-month)
- One should look at schedule compliance by asset critically to ensure critical equipment is always at 100%, whereas the goals for non-critical equipment may be somewhat lower.
- Consider adjusting schedule based on occupancy and other changes in facility conditions
- This may be reported using hours applied vs. hours scheduled, or on a work order count (e.g., 50% at mid-month).