



The Top 3 Approaches to HVAC Equipment Maintenance

Want to mitigate the risks of your HVAC equipment, reduce your energy bills, and keep your equipment in top shape? Having a proactive equipment maintenance program in place is a must!

However, not all “proactive equipment maintenance” programs are the same. There are three types of approaches to maintenance that are most popular. These are:

1. **Time-Based Maintenance Programs** – In this approach HVAC maintenance is performed on a set schedule. The main goal is to avoid or mitigate the consequences of equipment failures, mainly by preventing failures before they actually occur.

Most HVAC equipment manufacturers provide a recommended list of maintenance tasks that should be regularly performed. When done properly and as needed, these tasks can be very effective. They'll help you maintain your HVAC equipment's operational and energy efficiency while reducing condition-related equipment failures.

However, this approach often lacks data collection and predictive measures that can reveal potential future failure developments, and help predict future equipment expenditures and capital needs.

2. **Predictive Maintenance Programs** – The goal of this approach is to perform HVAC maintenance at a scheduled point in time when (a) the maintenance activity is most cost-effective and (b) the equipment has not yet lost performance within a desired threshold. This is in contrast to time-based maintenance, where a piece of HVAC equipment gets maintained whether it needs it or not.

A Predictive Maintenance Program includes the same recommended maintenance tasks as what would be done in a time-based program. The difference is that the Predictive Maintenance program also includes measurements and analyses of certain HVAC components, such as the condenser and evaporator fan motor amp draw. Trends in this data are then analyzed to predict (and address) potential failures that may be on the horizon.

3. **Reliability-Centered Maintenance Programs** – These programs emphasize the use of predictive maintenance techniques in addition to traditional time-based maintenance measures.

Reliability-Centered Maintenance Programs use an analytical process to determine appropriate failure management strategies. The goal is to ensure safe and cost-effective operations of a physical asset within a specific operating environment. When properly implemented, this type of program provides tools for achieving the lowest asset Net Present Costs (NPC) for a given level of performance and risk.

Which type of HVAC maintenance program is best for your facility? As with many things, the

answer is “it depends.” Stay tuned for a future article, where we’ll examine some of the factors that should be considered when designing a cyclical maintenance program.

About Evolution Mechanical

Evolution Mechanical is an experienced and reliable HVAC and refrigeration contractor that can design and install your HVAC system and keep it running smoothly. In addition, we’re also highly knowledgeable energy consultants offering a full range of energy management services. Give us a call for all of your HVAC and energy needs!

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