

# CMMS Work Type Chart

<b>Maintenance</b>	<b>Operations (Not Maintenance)</b>
<div style="text-align: center; margin-bottom: 10px;"> <b>PM – Preventive Maintenance</b> </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; flex-direction: column; gap: 10px;"> <div style="border: 1px solid black; padding: 5px; background-color: #e0f2f7;"> <p style="text-align: center; margin: 0;"><b>Time Directed (PM-TD)</b></p> <p style="margin: 0;">Tasks performed at fixed frequencies (e.g. <i>Calendar or Clock Times</i>). Includes intrusive &amp; non-intrusive. Includes monitoring data points if they are NOT trended.</p> </div> <div style="text-align: center; margin: 5px 0;"> </div> <div style="border: 1px solid black; padding: 5px; background-color: #ffe0b2; display: inline-block;"> <p style="text-align: center; margin: 0;">PMR /RP</p> </div> </div> <div style="border: 1px solid black; padding: 5px; background-color: #e0f2f7; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>Condition Directed (PM-CD)</b></p> <p style="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="display: flex; flex-direction: column; gap: 5px; margin-top: 5px;"> <div style="border: 1px solid black; padding: 2px; background-color: #e0f2f7;"> <p style="text-align: center; margin: 0;"><b>Low-technology</b></p> <p style="margin: 0; font-size: small;">Use in- situ/simplified sensors</p> </div> <div style="text-align: center; margin: 5px 0;"> </div> <div style="border: 1px solid black; padding: 2px; background-color: #ffe0b2; display: inline-block;"> <p style="text-align: center; margin: 0;">PMR /RP</p> </div> </div> <div style="border: 1px solid black; padding: 2px; background-color: #e0f2f7; margin-top: 5px;"> <p style="text-align: center; margin: 0;"><b>High-technology</b></p> <p style="margin: 0; font-size: small;">Use PdM Technology</p> </div> <div style="text-align: center; margin: 5px 0;"> </div> <div style="border: 1px solid black; padding: 2px; background-color: #ff9800; display: inline-block;"> <p style="text-align: center; margin: 0;">PMR /RP</p> </div> </div> <div style="border: 1px solid black; padding: 5px; background-color: #e0f2f7; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>Failure Finding (PM-FF)</b></p> <p style="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 style="text-align: center; margin: 5px 0;"> </div> <div style="border: 1px solid black; padding: 5px; background-color: #ffe0b2; display: inline-block;"> <p style="text-align: center; margin: 0;">PMR /RP</p> </div> </div> <div style="border: 1px solid black; padding: 5px; background-color: #b3e5fc; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>Run to Fail (PM-RTF)</b></p> <p style="margin: 0;">Deliberate decision to do nothing until equipment fails. No critical functions (safety, outage, environmental violation) would occur.</p> <div style="text-align: center; margin: 5px 0;"> </div> <div style="border: 1px solid black; padding: 5px; background-color: #ffe0b2; display: inline-block;"> <p style="text-align: center; margin: 0;">PMR /RP</p> </div> </div>	

**Planned Repair  
(WE FIND IT!)**