

# 11 reasons to invest in a CMMIS

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## 1. Effectively plan preventive maintenance

The purpose of preventive maintenance (PM) is to plan scheduled inspections so that defects are spotted before they become a problem. This reduces unplanned breakdowns and cuts time spent on reactive maintenance.

CMMS software ensures planned PMs are triggered when they're due, in compliance with regulatory or manufacturer requirements. A good system can also activate PMs based on a number of fixed or floating triggers including time, meter, and event. Once the system is configured, it will churn out PM work orders based on schedules you've set, along with all the information required to complete the work order quickly and easily.

## 2. Standardize best practices

When you standardize organizational processes, quality and reliability increase, while variation and cost decrease. Standardizing work processes through checklists, for example, ensures everyone performs the same job the same way every time.

A CMMS ensures everyone is working from the same system, using the same procedures, following the same best practices and staying safe in the process.

### 3. Access real-time information

A CMMS keeps you up-to-date on your organization's maintenance activities. The software lets you store and attach procedures, error logs, manuals, permits, licenses, photos, images, diagrams, and schematics to the asset record. This lets users access important information when they need it most, speeding up troubleshooting and work order processing times.

### 4. Quickly access valuable historical information

It's really hard to manage an asset through its entire lifecycle if a good portion of its history is stored in the memory of a technician: That technician could leave for a different job, retire, or simply forget some details.

A CMMS is crucial for avoiding this organizational information loss. Each asset has its own unique record that details the PM schedule, what repairs have been completed, parts used, labor hours spent etc.

Technicians can quickly access asset records, old work orders, previous repair information or replacement part histories to assist with troubleshooting the issue at hand.

## **5. Effortlessly track maintenance-related costs**

CMMS software tracks parts, labour, service history and other miscellaneous expenses whenever maintenance work orders are completed.

This makes it easy to run costing reports to see where the budget was spent, identify areas that are running over budget and make educated decisions about whether a piece of equipment should be repaired or replaced. You can also filter data to show the costs of reactive maintenance versus planned maintenance, which highlights the effectiveness of the current asset management strategy and whether or not it can be improved.

## **6. Quickly access detailed maintenance metrics & reports**

By analyzing asset failures, downtime, resource utilization, and spending patterns in the CMMS, you can implement changes that will add value or reduce risk, which improves your bottom line. The data also gives better visibility on where to focus your efforts, can help identify chronic equipment problems, benchmark against industry standards, and identify best practices.

## 7. Effectively manage condition-based maintenance

Condition-based maintenance (CBM) is a maintenance strategy that uses information about the health or condition of an asset to determine when maintenance should be performed. Combining the manufacturer's recommended maintenance with historical repair and performance data from the CMMS lets you make better decisions about which inspection activities are required and at what interval.

## 8. Automate work requests

A lot of organizations don't have an efficient process for dealing with work requests. Many maintenance managers still receive work requests via phone, sticky notes, or just by word of mouth. They're expected to remember what the issue is, where it is, which system it's a part of, and who requested it.

CMMS software can automate this process to ensure nothing is forgotten. It lets employees log work requests directly to the maintenance queue through the CMMS guest portal. Nobody wastes time trying to track down maintenance personnel to get an update—the CMMS automates all this through work order updates—so the maintenance manager and their team can focus on the job at hand without interruption.

## 9. Gain greater control over inventory

With a CMMS, your organization can automatically track parts, manage suppliers and vendors, and optimize inventory levels. If stock falls below a set minimum, the system will notify the required users or suppliers to start the re-ordering process.

## 10. Limit manufacturing scrap and rework

Scrap and rework happens when production systems breakdown. If the product is left sitting for an extended period while technicians scramble to fix the issue, it may need to be pulled from the production line. The defective product is either scrapped or reworked through the system, which requires energy and generates waste. The easiest way to mitigate emergency breakdowns is performing proactive maintenance on your systems, and tracking everything in your CMMS.

## 11. Reduce energy consumption and become a greener organization

If you keep machines and systems running efficiently, they will use less energy. Today, the manufacturing industry is responsible for 35% of global energy use. Greater demand for energy in the future could lead to energy shortages that impact everyone, so it's in everyone's best interests to reduce energy use. Adhering to maintenance schedules and keeping systems in like-new condition ensures equipment is operating as efficiently as possible, limiting the impact equipment and facility assets have on the environment.

# Ready to take it to the next level?

Implementing a CMMS is an opportunity to streamline business processes, run a more reliable facility, and ultimately save money.

We've given you plenty of reasons to consider buying a CMMS, but what now? Check out our other resources for information on choosing the CMMS that's best for your organization:

## Other resources:

- > [Choosing a CMMS: A short guide](#)
- > [The 4 big benefits of maintenance software](#)
- > [Business case presentation](#)