

Maintenance control strategies

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Background

- AS Tallinna Vesi WWTP is the biggest in Estonia, 460 000 end users
- Plant operates 24/7
- More than 3500 electrical, instrumentation and mechanical assets
- 50 employees (19 in maintenance team)

Maintenance strategy

1. Everyone in plant participates in maintenance not just the maintenance team.
2. Maintenance software is used to manage maintenance activities.



Infor EAM (enterprise asset management software) for automating maintenance activities, inventory management and work orders.

Main benefits of asset maintenance system

- More effective maintenance schedules
- More planned maintenance, less reactive
- Assets lifetime increasing
- More valid investment decisions



Maintenance strategy

3. Maintenance team managers are responsible for maintenance plans also for providing enough training to the staff to maintain competence of the team.
4. Workplace should be clean and organized.
5. To minimize the risks of unexpected failure we keep in stock critical equipment and spare parts and have framework contracts for maintenance.

Conclusion

Good
maintenance
strategy
means

- Less breakdowns
- Lower maintenance costs
- Safer workplace
- Better overall performance

A dynamic background featuring a blue water splash at the top and bottom edges, with numerous small, clear bubbles rising from the water into a white central area.

Thank you!

Tallinna Vesi

