

ELECTRICAL SYSTEMS



PREVENTIVE MAINTENANCE

An effective electrical maintenance plan enhances equipment performance and reliability and reduces the likelihood of equipment failure. Proper maintaining can help ensure your operations run smoothly and safely. If possible, your maintenance program should be implemented using a licensed electrical contractor or a qualified in-house electrician. The guideline below can help you develop a strong maintenance program.

- **INCLUDE ANNUAL INSPECTIONS AND EVALUATIONS OF THE ELECTRICAL SYSTEMS.**
The program should include preventive maintenance schedules.
- **DEVELOP A DIAGRAM SHOWING HOW THE ELECTRICAL COMPONENTS ARE CONNECTED.**
Mark critical equipment that might require emergency power in a power outage.
- **COMPLETE AN INFRA-RED SURVEY ONCE EVERY THREE YEARS.**
This survey can determine hot spots due to loose connections, overload, uneven load phases, etc. Heat loss from loose or corroded connections can reduce operating efficiency and increase energy costs.
- **HAVE A PLAN FOR AN EMERGENCY GENERATOR.**
Keep a generator on-site or make a plan with a third party to obtain one in the event of an emergency. Pre-determine and label the circuits that the generators will be connect to. These should be tested.
- **DEVELOP A PROCEDURE TO DISCONNECT OR TURN OFF LOADS.**
This can limit the equipment's exposure to surge in the event of a power outage when the power is restored.
- **EQUIP ALL BUILDINGS WITH A COMBINATION OF UNINTERRUPTABLE POWER SYSTEMS AND SURGE PROTECTION DEVICES.**
- **LIGHTNING ARRESTORS SHOULD BE INSTALLED AND MAINTAINED.**
- **TAKE PRECAUTIONS FOR POWER OUTAGES.**
Check systems after storms and report power outage or lightning claims immediately.
- **ELECTRICAL SERVICE AREA SHOULD BE KEPT CLEAN, CLEAR AND DRY.**
Materials should not be stored within 3 feet of the electrical operating systems or ventilation areas.
- **COVER AND SEAL JUNCTION BOXES, PANELS AND SWITCHES.**
Dirt, debris, and moisture within electrical panels should be removed and the source investigated and mitigated.
- **LIMIT EXTENSION CORD USE.**
Temporary wiring should be replaced with new, permanent wiring. Ensure surge protection power strips and outlets are not overloaded.
- **TRIM TREES NEAR POWER LINES.**

To learn more, visit our Loss Control Resources at www.setseg.org to view our Power Outages handout.