LeanSite

MAINTENANCE STRATEGY DECISION CHART

Preventive or run to failure?

Ask these four questions for each asset, in order. Stop at the first yes.

Question 1
Is it a life-safety system, or does a code, insurer or lease require maintenance records?

Yes → **Preventive (required)**
Schedule it and keep dated records of every inspection and test.

No ↓

Question 2
Would a failure stop operations or revenue, or affect many people?

Yes → **Preventive**
Schedule recurring inspection and service at the manufacturer's frequency.

No ↓

Question 3
Is repair or replacement expensive, or are parts slow to get?

Yes → **Preventive**
Schedule service and keep critical spare parts on hand.

No ↓

Question 4
Could the failure damage other equipment or the building (leaks, overheating, flooding)?

Yes → **Preventive**
Schedule inspections that catch problems before they spread.

No to all four ↓

Run to failure (reactive)
Fix or replace it when it fails. Keep a spare or a replacement plan so failures stay cheap and quick.

Next step
If a preventive asset has a measurable condition (vibration, temperature, pressure), consider predictive maintenance.

Examples

Fire alarm panel	Walk-in cooler	Roof and drains	Break room microwave
Yes at Q1: preventive (required)	Yes at Q2: preventive	Yes at Q3: preventive	No to all: run to failure

The U.S. Department of Energy estimates preventive maintenance saves 12% to 18% compared with reactive maintenance (FEMP O&M Best Practices guide).
A simple LeanSite decision method, not an industry standard. Code, insurer and manufacturer requirements always come first.
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