

# Be Prepared: Electrical Maintenance Groundwork for Emergencies

Power goes out, machinery screeches to a halt during a busy day, and your worst-case scenario is suddenly realized. Looming over you was the call you put off to your electrical partner for preventive maintenance. Now an unplanned outage has happened and all you can think about is lost time and the potential for uncontrolled costs for emergency repairs. When your schedule is consistently full, there never seems to be an ideal time to arrange preventive maintenance service. **Make a plan to control emergency outages and costs before you don't have a choice.**

Work with your electrical partner to develop a strategic maintenance plan that will allow you to invest in items like building energy efficiency improvements, saving your facility time and money in the short- and long-term. You can also consider incorporating some preventive maintenance upgrades including replacing old generators, changing outdated fixtures to accommodate LED bulbs, upgrading Motor Control Centers (MCCs), and replacing building technology to comply with the new International Energy Conservation Code (IECC) electrical metering and reporting requirements.



**Fire Alarm System Testing** is the first preventive maintenance strategy you must have in place as a property manager. Fire Alarm System Testing is the responsibility of property managers and carries a legal obligation for annual service and maintenance. Testing is mandated to meet both federal certification and state licensing requirements in accordance with NFPA 72, the National Fire Alarm Code created to ensure testing and maintenance is done on an annual basis. If the Fire Alarm System doesn't work when it's needed, it could mean life or death.

The second service we recommend is **Infrared Thermography Scanning** (IR Scanning) of electrical equipment. IR Scanning is a non-invasive inspection technique using a thermal camera to detect high levels of heat. Finding unexpected heat sources can protect your transformer from damage and costly repairs or replacement. IR scans are recommended to be done annually by NFPA 70B, Institute of Electrical and Electronics Engineers (IEEE), and InterNational Electrical Testing Association (NETA).

The third preventive maintenance service you should schedule annually to help control maintenance costs and extend the life of your electrical equipment is called **Torque and Clean**. Torque & Clean is recommended to extend the longevity of equipment and ensure it is safely and efficiently functioning. There are several steps involved in this service and its complexity requires it to be performed by an electrical professional. Being prepared and ahead of an emergency will give you peace of mind and keep your facility running safely and efficiently for years to come. Get a handle on your busy schedule by planning a preventive maintenance strategy today.

## Are you ready for an electrical emergency?

Preventative maintenance can save you when things don't go as planned. **Do these things** with an experienced electrical contractor to make sure you are ready when the unforeseen happens:



**Fire Alarm System Testing**



**Infrared Thermography Scanning**



**Torque and Clean Electrical Equipment**

If you have questions or want to schedule your maintenance today, contact **Sam Harrison**, Senior Account Manager, at [Sam.Harrison@EncoreElectric.com](mailto:Sam.Harrison@EncoreElectric.com).