

## CHAPTER 5 - PROJECT MAINTENANCE

5-1. Purpose. This chapter establishes the policy for facilities and equipment maintenance programs for Civil Works projects, which are operated and maintained by the Corps of Engineers..

5-2. Policy. It is the policy of the Corps of Engineers that:

a. Each Civil Works project shall have an individual project maintenance program. It will be based on the guidance in this chapter, appendixes C and D, Chapter 3 of EP 1130-2-550, and on the project operation and maintenance manual. The Operations Project Manager (OPM) is responsible for balancing the project maintenance resources across the functional areas (i.e., flood control, navigation, hydropower, recreation, etc.) and assuring that the appropriate level of maintenance is performed. The District Chief of Operations or Construction/Operations is the person responsible for the overall management of the District's Operation and Maintenance (O&M) Program, is responsible for the appropriate balancing of O&M resources among the District's projects. The MSC Operations or Construction/Operations element is responsible for the appropriate balancing of O&M resources among the districts.

b. All applicable occupational and public safety standards shall be followed in all project maintenance activities.

c. The following standards shall be used in establishing inspection and maintenance priorities for the various facilities and items of equipment at projects:

(1) Priority A: Those items of equipment or project facilities where a failure would be critical with respect to the functioning of the project to accomplish its assigned mission; would endanger the health and safety of the public or project employees; or would cause substantial losses.

(2) Priority B: Those items of equipment or project facilities where a failure may cause considerable inconvenience but would not affect functioning of the project in performing its assigned mission; would not seriously affect the health and safety of the public or project employees; or would not cause other than moderate or insignificant losses.

d. Maintenance of projects shall be based on a program of planned preventive maintenance.

e. Breakdown maintenance shall be minimized to the greatest extent possible.

f. A maintenance control system shall be instituted and maintained, wherein equipment inventories, inspection frequencies, and repair histories are kept current.

g. To plan for the use of interchangeable parts and equipment within and across projects but only as original equipment at new projects or as a normal part of equipment replacement schedules for existing projects. Operation and maintenance managers in MSCs should provide direction to implement this policy across the MSC projects.

5-3. Inspections. A maintenance program is based on inspections and their related degrees of servicing, adjustment, and repair. It is essential that completed projects be adequately maintained and effectively operated if they are to produce all of the potential benefits and return full value for the funds invested in their construction. Inspections are costly in labor and are, therefore, a factor in controlling the cost of the program. The fewer the inspections needed, the lower the cost. At the same time, the maintenance work must be carried out economically and to acceptable standards. The objective is to obtain a favorable balance between inspection costs and the cost of repairs and replacements that could be avoided by timely and thorough inspections.