



IPS

Service Group
Preventative Maintenance

Top 10 Ways to **INCREASE YOUR FACILITY'S LONGEVITY**

For commercial buildings, a well-managed HVAC maintenance program can often reduce energy consumption by **10-30%**, decrease emergency breakdowns by **40-70%**, and extend equipment life by **5-10 years**, depending on the condition and age of the system. These improvements not only lower operating costs but also improve occupant comfort and system reliability.

01 Implement a Preventive Maintenance Program

Change filters, clean coils, check belts, bearings, motors, and electrical connections, verify refrigerant charge, lubricate moving parts, and inspect drains and condensate systems on a regular schedule.

02 Optimize Building Controls

Adjust occupied and unoccupied schedules, eliminate unnecessary run time, set proper temperature setbacks, and integrate equipment into a building automation system (BAS) to maximize efficiency.

03 Calibrate Sensors and Thermostats

Verify temperature, humidity, and pressure sensors throughout the facility. Replace faulty sensors that cause equipment to overwork and drive unnecessary energy consumption.

04 Clean Heat Transfer Surfaces

Dirty coils can increase energy consumption by 20-30%. Clean cooling towers and heat exchangers, remove scale from water-side systems, and maintain proper water treatment.

05 Improve Facility Airflow

Balance the air system, seal duct leaks, verify fan rotation, adjust dampers, and replace damaged duct insulation to ensure conditioned air reaches every area at designed volumes.

06 Maintain Proper Refrigerant Charge

Overcharged and undercharged systems both lose efficiency. Check superheat and subcooling, repair leaks promptly, and verify compressor performance to keep systems running as designed.

07 Install or Optimize Variable Frequency Drives (VFDs)

Add VFDs to pumps and fans to reduce motor speed during partial loads. Power drops rapidly with speed reduction, making VFDs one of the highest-impact efficiency upgrades available.

08 Reduce Outside Air When Appropriate

Verify economizer operation, adjust minimum OA to meet ventilation requirements without exceeding them, repair stuck dampers, and confirm CO₂ sensors support demand-controlled ventilation.

09 Perform Energy Monitoring and Trend Analysis

Track energy consumption, supply/return temperatures, pressures, and runtimes. Identify equipment that is short cycling or operating outside design parameters and compare against prior data.

10 Upgrade Aging Equipment

Replace outdated compressors, motors, and controls with high-efficiency alternatives. When the cost to operate aging equipment exceeds the cost to replace it, upgrading delivers immediate returns.

READY TO OPTIMIZE YOUR FACILITY?

Our service team will assess your systems and develop a tailored action plan.

CONTACT IPS TODAY

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