

How to Prevent Costly Electrical System Problems

What You Can Do To Keep Your Electrical System Safe

Focus your electrical preventive maintenance program on the most common and frequent problems leading to electrical fires and equipment failure. That includes inspection and preventive measures to ensure electrical apparatus is kept clean, cool, dry and tight.



Electrical equipment rooms that are used for storage can create property and liability exposures.

Keep It Clean

- Electrical apparatus and equipment rooms should be free of excessive dust and dirt accumulation.
- Don't use electrical equipment rooms for storage.
- Limit access to authorized operations and maintenance personnel.
- Maintain proper lighting to ensure correct and efficient operation and maintenance.

Keep It Cool

- Prevent excessive heat buildup in electrical apparatus enclosures and equipment rooms.

Exceeding design temperatures could be a fire hazard, and can also shorten the life of equipment.

- Keep ventilation openings in equipment enclosures clean and free from obstruction.
- Change or clean any installed filters according to the manufacturer's recommendations.

Keep It Dry

- Keep equipment rooms dry and protect equipment from moisture. Persistent exposure and direct contact with moisture can cause equipment to fail or shorten its life.
- Check equipment for moisture contamination. If found, examine equipment for damage and get necessary repairs made. Identify and eliminate the source of moisture.

Keep It Tight

- Loose connections are the most common source of electrical equipment failure.
- Get an infrared imaging survey to test for loose connections.
- Follow any applicable manufacturer's instructions for tightening.

Remember, any maintenance and repairs of your electrical system only should be performed by fully qualified personnel or an electrical contractor.

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The article is a brief overview of Electrical Preventative Maintenance. This is to be used as an introduction to the topic and a starting place for additional research. Specific questions about this article should be directed to your HSB representative.

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