



Mitigating the Risks of Your HVAC Equipment

You depend on your HVAC equipment to keep the temperatures comfortable and maintain excellent indoor air quality at your facility. If your facility is involved with food handling, ensuring that your refrigeration equipment is operating properly is also vital. Which is why an important aspect of facilities management is mitigating the inherent risks associated with keeping this equipment running.

Risk management involves identifying the likely potential sources of risk, prioritizing them, and then taking appropriate steps to minimize the probability that they will occur. A good risk management plan will help keep your equipment operating efficiently, maximize its lifespan, and minimize disruptions for your business or tenants.

What are some common HVAC/R equipment risk factors?

There are many things that can cause HVAC/R equipment to either fail completely or operate improperly, and that can also pose safety issues for your facilities. These include:

- **Poor installation**
- **Installation in a sub-optimal location**
- **Incorrect size equipment for the facility**
- **Off-specification operation**
- **Improper operating practices**
- **Lack of maintenance**

What can you do to mitigate these risks?

If you're either building a new facility or considering retrofitting, upgrading or replacing the equipment in your existing facility, mitigating these risks starts with proper facilities design. Do your homework and work with a skilled and knowledgeable contractor to ensure that you purchase the correct equipment for your needs, place it where it has the proper clearances, etc. to operate at its best, and have the installation done correctly.

For existing facilities, policies, procedures and training will certainly help ensure that your HVAC/R equipment is operated properly, as per the manufacturer's specifications. But one of the most important things you can do to mitigate equipment risk is to put a proactive maintenance program in place.

Preventative maintenance must be part of your risk mitigation program

Most facilities have the best of intentions when it comes to preventative maintenance. But then other things come up and staff members are too busy "putting out fires" to get the tasks done. Unfortunately, this pretty much guarantees that sooner or later your equipment will fail.

A proactive maintenance program is the best way to handle your HVAC/R maintenance needs. Proper maintenance can:

- Keep your equipment in top shape and running safely
- Reduce your energy bills
- Keep your warranty valid by ensuring that factory-specified maintenance procedures are actually performed
- Extend the life cycle of your equipment

Need help mitigating equipment risk at your facility?

Evolution Mechanical can help. Our trained, certified experts can conduct a thorough inspection to bring potential problem areas to your attention. And we can put a maintenance program in place that will not only get the job done, but will also give you someone to call 24/7/365 if issues do arise.

About Evolution Mechanical

Evolution Mechanical is an experienced and reliable HVAC and refrigeration contractor that can design and install your HVAC system and keep it running smoothly. In addition, we're also highly knowledgeable energy consultants offering a full range of energy management services. Give us a call for all of your HVAC and energy needs!

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