

# 8 CMMS KPIs Your Organization Should be Tracking

## KPIs for Equipment Performance

1

### MTBF (Mean Time Between Failures)

$$= \frac{\text{total working time} - \text{total breakdown time}}{\# \text{ of breakdowns}}$$

Tracking this KPI allows you to create a data-driven preventive maintenance plan that anticipates equipment failure before it occurs.



2

### PMP (Planned Maintenance Percentage)



$$= \frac{\# \text{ of planned maintenance hours}}{\# \text{ of total maintenance hours}} \times 100$$

A healthy percentage is 80-90% planned, 10-20% unplanned maintenance.

3

### OEE (Overall Equipment Effectiveness)

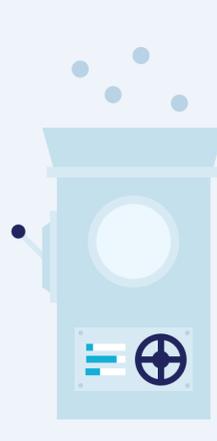
$$= \text{Availability} \times \text{Performance} \times \text{Quality}$$

$$\bullet \text{ Availability} = \frac{\text{operating real time}}{\text{planned time}}$$

$$\bullet \text{ Performance} = \frac{\text{real speed}}{\text{planned speed}}$$

$$\bullet \text{ Quality} = \frac{\text{valid pieces}}{\text{total pieces produced}}$$

Overall equipment effectiveness is a metric used to track the efficiency of equipment.



4

### Maintenance Cost Variance



$$= \text{actual cost of maintenance} - \text{budgeted cost of maintenance}$$

Tracking this metric allows you to make more accurate predictions regarding maintenance budget.

## KPIs for Team Performance

5

### Wrench Time

Before preventive maintenance



After preventive maintenance



■ Productive Time  
■ Non-Productive

Wrench time tracks the time your technicians spend working on equipment. Wrench time, and consequently productivity, increase with preventive maintenance.



6

### MTTR (Mean Time To Repair)



$$= \frac{\text{total maintenance time}}{\# \text{ of repairs}}$$

This KPI gives you insight to the pace at which your technicians are working and can help you schedule maintenance more effectively.

7

### Work Order Backlog

**Did you know?** Your total backlog should be no more than 4 weeks.

Work order backlog is a count of all unattended work order requests. This KPI gives you a glimpse into your facility's efficiency levels.



8

### Completed Work Orders



**62%** increase in completed work orders with a CMMS

Completed work orders can be tracked day-to-day and across technicians, allowing you to understand the pace at which your facility moves through work orders and the productivity of individual staff members.

FMX's CMMS software enables you to streamline processes, increase asset productivity, and turn actionable insights into meaningful results.

[Start tracking your maintenance KPIs today](#)

