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Back to the Basics: Preventative Maintenance



In February, we mentioned three different ways to address lower hanging fruit in facilities; this month's topic is preventative maintenance. Preventative maintenance is imperative in facilities that want to operate at peak performance. Ensuring equipment is operating properly can save time and money by catching issues before they become major problems and disrupt operations. Preventative maintenance can be done on almost every system in some way:

- **Compressed air** - conduct a leak audit survey with an ultrasonic leak detector (ULD). ULDs can help detect leaks not audible to the human ear in your compressed air system. Doing a leak audit can maintain the pressure in your compressed air lines and keep your compressor operating efficiently. When there are leaks in compressed air lines, compressors have to work harder to maintain the set pressure.
- **Steam System** - conduct a steam trap audit with a ULD or thermal camera. Testing steam traps to see if they have failed (open or closed) is important to ensure there is no condensate or blockages in the system. Also doing preventative maintenance on the boiler can help with producing steam efficiently. Keeping build-up (fouling) off the inside of the boiler and boiler tubes allows for greater heat transfer and can be addressed during a routine annual maintenance check.
- **Overall Building Performance** - conduct general walkthroughs of the facility to ensure all lights are working properly, check the building interior (ceiling, walls, floors) for any damages, and if there is any insulation visible, on equipment or the building envelope, ensure it is intact and not damaged.

Check out these resources and checklists on preventative maintenance:

- [Preventative Maintenance checklist from Blue Folder](#)
- [Preventative Maintenance checklist from Grainger](#)
- [A guide to preventative maintenance from Machine Metrics](#)

Upcoming events

September 19-21 [Exploring Energy Decarbonization and Resiliency Solutions for Your Business and Organization](#) Chicago

September 28-29 [2022 Iowa Water Conference](#) Dubuque

October 3-5 [2022 Iowa Recycling & Solid Waste Management Conference](#) Bettendorf

October 12-13 [2022 Iowa Environmental Health Association Fall Conference](#) West Des Moines

November 8-9 [Iowa Energy Summit](#) Altoona

ADAPT DSM

Share your Experiences to Shape Des Moines' Climate Action and Adaptation Plan

Des Moines is already facing the effects of climate change, including warmer temperatures and more frequent and severe flooding. These hazards are expected to worsen in the coming years, bringing more extreme temperatures, intense storms, and flooding that threaten community health and safety, infrastructure, and Des Moines' economy.

To help the Des Moines community become more resilient to future climate impacts and to reduce the greenhouse gas emissions that contribute to climate change, the City of Des Moines is developing a community-wide climate action and adaptation plan. This effort, called ADAPT DSM, will detail solutions to achieve the climate action goals and targets established in the [2016 Strategic Plan](#) and [Roll Call Number 21-0040](#) which includes 100% 24/7 carbon-free electricity citywide by 2035 and net-zero emissions by 2050. ADAPT DSM will build on and reinforce other local and regional efforts, including but not limited to [Guide DSM](#), [Plan DSM](#), [Move DSM](#), and the [Polk County Hazard Mitigation Plan](#).

The City of Des Moines is committed to an equitable and inclusive process and recognizes that robust community involvement and input are essential to the success of both the planning effort and future implementation. The first phase of the process will focus on exploring climate change-related risks and opportunities. Over the course of summer 2022, we want to hear your perspectives and stories about how climate change has impacted you and what concerns and ideas you have for making Des Moines more resilient in the future.

You can also take an online community survey at

<https://rdgusa.mysocialpinpoint.com/dsmcaap>.

Check out the project webpage to learn more: dsm.city/adapt.

Learn more about our program at www.iowap2services.com.



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