

INTRODUCTION TO IMR STRATEGY

INSPECT, MAINTAIN, REPLACE

OVERVIEW

This episode introduces the IMR strategy, a structured approach to improving system reliability, managing costs, and reducing unplanned disruptions. By focusing on consistent inspection, targeted maintenance, and planned replacement, it helps extend equipment life while giving your facility peace of mind, supporting long-term system performance.



The Problem IMR Addresses

Many refrigeration systems are managed reactively rather than proactively. This can lead to:

- Emergency repairs that are **costly** and **disruptive**
- Equipment failures linked to limited planning or visibility
- Increasing energy costs due to **inefficiencies**
- Reduced **equipment lifespan**

These challenges are often not caused by a single issue, but by the absence of a consistent framework for managing system health.

THE IMR FRAMEWORK

The IMR strategy is based on three core phases:

Phase	Objective	Outcome
Inspect	Identify issues early	Prevent escalation
Maintain	Optimize performance	Extend system life
Repair	Plan proactively	Avoid unexpected failures

These phases are interconnected and are intended to be applied continuously.



INSPECTION: ESTABLISHING VISIBILITY

Inspection is the starting point of the IMR approach. It focuses on identifying early indicators of performance issues or system stress.

A typical inspection process includes:

- Reviewing system logs and historical data
- Monitoring pressures, temperatures, and runtime
- Performing visual checks on key components
- Documenting and flagging irregularities

The objective is to build a clear understanding of system condition and detect issues before they progress.



MAINTENANCE: SUPPORTING CONSISTENT PERFORMANCE

Maintenance should be guided by system condition and operating requirements rather than fixed routines alone.

An effective approach includes:

- Balancing the risks of over-maintenance and under-maintenance
- Adjusting maintenance scope as equipment ages
- Prioritizing consistency in execution
- Using inspection findings to inform maintenance decisions

As systems mature, maintenance requirements typically increase. A structured approach helps ensure that resources are applied effectively.



REPLACEMENT: PLANNING AHEAD

Replacement decisions are often delayed until failure occurs, which can result in higher costs and unplanned downtime.

The IMR strategy promotes advance planning by:

- Evaluating equipment lifecycle and remaining useful life
- Assessing operational and financial risk
- Coordinating replacement timing with business needs
- Considering efficiency improvements during upgrades

Planned replacement supports more predictable budgeting and reduces operational disruption.

APPLYING THE IMR STRATEGY

When implemented consistently, the IMR approach can help:

- Reduce the frequency of unexpected failures
- Extend asset lifespan
- Improve overall system efficiency
- Provide better visibility for planning and budgeting

The strategy is intended to be practical and adaptable across different facility types.