

Preventive maintenance scheduling

This workflow automatically generates and schedules preventive maintenance tasks for elevators based on manufacturer guidelines, usage data, and regulatory requirements. It optimizes technician schedules while ensuring compliance and reducing emergency breakdowns.

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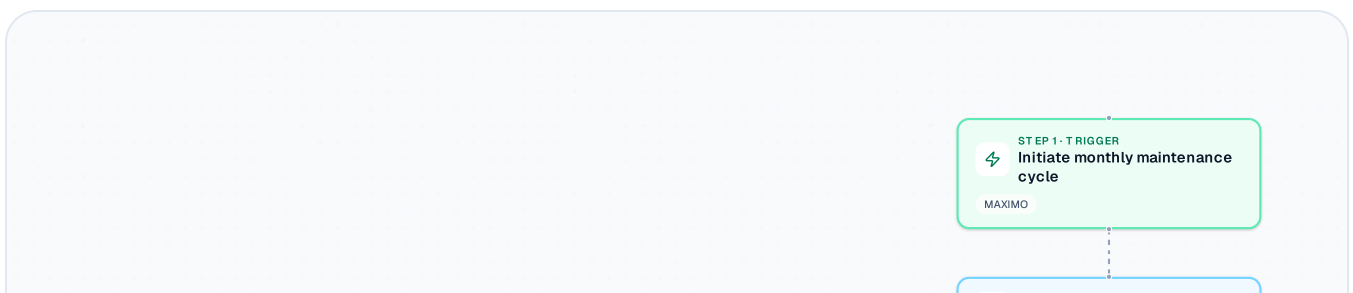


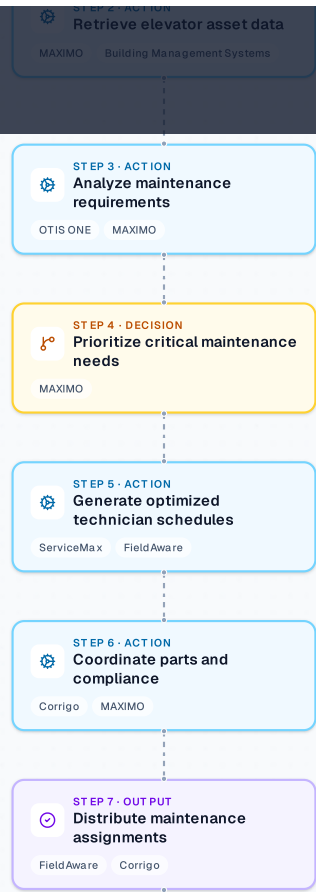
WORKFLOW TRIGGER

Monthly preventive maintenance schedule generation date arrives

Visual Flow

Each node represents an automated step. Connections show how data and decisions move through the workflow.





Step-by-Step Breakdown

Detailed explanation of each automated stage in the workflow.

1

⚡ TRIGGER

Initiate monthly maintenance cycle

The workflow automatically triggers on the first day of each month to begin generating preventive maintenance schedules. This ensures consistent, proactive maintenance planning.

2

 ACTION

Retrieve elevator asset data

System pulls comprehensive elevator inventory including model specifications, installation dates, usage patterns, and maintenance history. Building Management Systems provide real-time operational data.

MAXIMO

Building Management Systems

3

 ACTION

Analyze maintenance requirements

AI evaluates each elevator's condition based on manufacturer schedules, regulatory compliance dates, and predictive analytics from usage data. OTIS ONE provides manufacturer-specific maintenance intervals.

OTIS ONE

MAXIMO

4

 DECISION

Prioritize critical maintenance needs

System determines if elevators require immediate attention based on safety compliance deadlines, predictive failure indicators, or overdue maintenance. High-priority items get expedited scheduling.

MAXIMO

5

 ACTION

Generate optimized technician schedules

AI Business OS

ServiceMax creates efficient work orders and routes considering technician skills, geographic proximity, and parts availability. FieldAware optimizes daily scheduling and dispatch.

ServiceMax

FieldAware

6

 ACTION

Coordinate parts and compliance

System automatically orders required parts based on maintenance tasks and updates Corrigo with regulatory compliance tracking. Inventory levels are verified and restocked as needed.

Corrigo

MAXIMO

7

 OUTPUT

Distribute maintenance assignments

Final schedules are automatically sent to technicians via mobile apps, building managers receive notifications, and all systems are updated with planned maintenance windows. Compliance reports are generated for regulatory bodies.

FieldAware

Corrigo



Outputs

AI Business OS

- Optimized technician work schedules

Automated parts orders

- Regulatory compliance reports
- Building manager notifications
- Mobile technician assignments



Key Metrics

- Preventive maintenance completion rate
- Emergency call reduction percentage
- Technician utilization efficiency
- Regulatory compliance score
- Average elevator downtime



Tools & Integrations

- MAXIMO
- Building Management Systems
- OTIS ONE
- ServiceMax
- FieldAware
- Corrigo

AI Business OS

AI Business OS

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