Fexa

Is Your CMMS Actually Ready for the AIM Act?
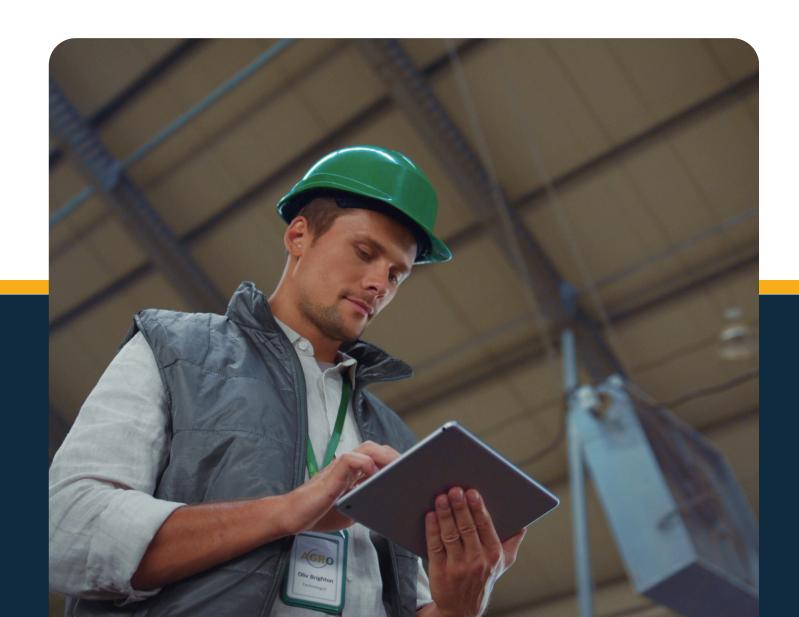
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Understanding the AIM Act and Its Significance for Facility Management

The **American Innovation and Manufacturing (AIM) Act**, enacted in 2020, is a cornerstone of U.S. environmental policy, specifically addressing the phasedown of hydrofluorocarbons (HFCs). As synthetic greenhouse gases with high Global Warming Potential (GWP), HFCs are a major contributor to climate change. Widely used in refrigeration, air conditioning, and fire suppression systems, these substances are now subject to stringent controls aimed at achieving an 85% reduction in production and consumption by 2036.

For facility managers, the AIM Act represents more than just regulatory compliance—it's a call to modernize systems for better efficiency and sustainability. The Act introduces detailed requirements for leak detection, repair timelines, reporting, and refrigerant recovery, alongside mandates for using next-generation refrigerants. These changes are reinforced by significant cost implications as the supply of HFCs diminishes, driving up prices. This creates urgency for facility leaders to adopt modernized systems, such as a CMMS integrated with refrigerant management tools like Trakref, to minimize refrigerant waste and optimize asset management.

The AIM Act also broadens its reach to include systems previously exempt under Section 608 of the Clean Air Act, such as smaller appliances with charge sizes as low as 15 pounds. This shift requires a rethinking of compliance strategies across asset types and locations.

By starting with a modern CMMS, facility leaders can prepare their operations for seamless integration with specialty refrigerant tools like Trakref, ensuring compliance while aligning with sustainability goals and mitigating potential penalties and reputational risks.

Want to understand how you are impacted by the AIM Act?

Check out our AIM Act Flow Chart.

New AIM Act Regulations: Are Your Refrigeration and Air Conditioning Assets Affected?
A guide for multi-site operators

Trakref. A FEXA SOLUTION

Breaking down Subsection (h) of the American Innovation and Manufacturing Act's (AIM Act) new **Emissions Reduction & Reclamation (ER&R) Program**

Up front: *What you need to know*

New HFC regulations **widen the scope** of refrigerant management requirements

Leak repair and related requirements go into effect **January 1, 2026**

$$$ Fines for noncompliance can be has high as **$60,000 per day**

Impact: *Are you affected?*

How the AIM Act Shapes
Repair and Maintenance Strategies

The AIM Act fundamentally reshapes the repair and maintenance landscape for facilities by embedding compliance requirements into every aspect of asset management. This demands proactive planning, investment in modern technologies, and adherence to strict operational standards.

Leak Repair and Monitoring

Leaks are a primary focus of the AIM Act. Facilities are required to repair refrigerant leaks within prescribed timelines, depending on the size of the system and the severity of the leak. Large refrigeration systems, for instance, must have Automatic Leak Detection (ALD) systems installed to provide continuous monitoring. These systems not only detect leaks in real-time but also help track refrigerant loss rates and identify high-risk areas. Integrating ALD data into maintenance workflows ensures that repairs are prioritized and completed within mandated timeframes.

Regular Inspections

The AIM Act mandates regular inspections for systems with significant refrigerant charges, ensuring that potential leaks are identified before they

escalate. Inspection frequency may vary depending on system size, refrigerant type, and location. Facilities with larger systems may require monthly inspections, while smaller systems might adhere to quarterly schedules. Comprehensive inspection protocols, supported by detailed checklists and modern diagnostic tools, are critical to maintaining compliance and preventing costly disruptions.

Detailed Recordkeeping

Compliance hinges on precise and thorough documentation. Facility managers must maintain detailed logs of refrigerant usage, leak repairs, service histories, and disposal records. These records must be audit-ready at all times, providing clear evidence of compliance during EPA inspections. Effective recordkeeping also supports internal decision-making by providing insights into asset performance, repair efficiency, and refrigerant trends.

Want a seeking detailed list of compliance steps?

Read AIM Act: What You Need to Know and Do To Comply for more.

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AIM Act:
What You Need to Know and Do to Comply

How a Modern CMMS
Supports AIM Act Compliance

A **Computerized Maintenance Management System (CMMS)** plays a pivotal role in preparing for AIM Act compliance, enabling facility managers to streamline operations and manage regulatory obligations effectively. Having a modern CMMS can lay the foundation for compliance, and eventually integrating it with specialized refrigerant management tools like Trakref can help fully address the Act's detailed requirements.

Customizable workflows

Modern CMMS platforms must allow for the creation of highly customizable workflows. These workflows should automate key compliance activities, such as scheduling inspections, monitoring leak rates, and generating reports. Alerts and notifications ensure that deadlines are not missed, reducing the risk of non-compliance.

Comprehensive Asset Tracking

Asset tracking capabilities within a CMMS provide detailed information about refrigerant types, charge sizes, and maintenance histories. This data is essential for calculating leak rates, prioritizing repairs, and making informed decisions about asset replacement or retrofitting.

Integration with Refrigerant Management Tools

Seamless **integration with refrigerant management systems like Trakref** enhances the functionality of a CMMS. Such integrations synchronize compliance-related data, streamline workflows, and provide centralized visibility into refrigerant use and leakage trends.

Audit Readiness

Compliance audits demand quick and accurate access to records. A CMMS with automated data logging and centralized storage simplifies this process, ensuring that all documentation is organized, complete, and readily accessible during inspections.

Leveraging Trakref **for Compliance Across Distributed Teams**

Trakref is a purpose-built refrigerant management solution designed to complement CMMS platforms. Its features address the unique challenges of managing compliance across multiple locations and diverse asset types.

- **Centralized Compliance Data:** Trakref consolidates all refrigerant-related data into a single platform, ensuring consistency and reducing errors across facilities.

- **Regulation-Informed Workflows:** Built-in workflows align with the latest AIM Act regulations, reducing the administrative burden on facility managers.

- **API Integration:** Trakref's API integrates with CMMS platforms to facilitate seamless data sharing, enabling synchronized compliance tracking across teams and systems.

By leveraging Trakref, organizations can standardize processes, enhance operational efficiency, and ensure regulatory adherence even in complex, distributed environments. Learn more about **Trakref API's role** in integration and data sharing.

Preparing Your CMMS for AIM Act Compliance

Preparing for AIM Act compliance requires a systematic approach to aligning your CMMS with regulatory requirements. Key steps include:

1. Inventory Your Assets
Conduct a detailed inventory of all refrigerant-containing equipment, capturing information such as charge size, refrigerant type, and maintenance status. Get details on how to conduct an asset inventory with this checklist.

2. Evaluate Current CMMS Capabilities
Assess whether your CMMS supports the creation of customizable workflows, integrates with refrigerant management tools, and provides real-time asset tracking.

3. Develop Configurable Workflows
Create automated workflows to manage inspection schedules, repair timelines, and reporting obligations. Ensure these workflows align with AIM Act requirements.

4. Train Your Team
Equip staff with the knowledge and tools needed to navigate compliance. Provide training on CMMS features, refrigerant management, and EPA regulations.

Preparing your CMMS for AIM Act compliance is not just a one-time activity but a foundational step toward building a sustainable and efficient compliance strategy. By conducting a thorough inventory of your assets, you gain a clear understanding of your organization's regulatory exposure and operational needs. This step lays the groundwork for leveraging your CMMS to its fullest potential.

Assessing your CMMS capabilities ensures that your system is equipped to meet the complex requirements of the AIM Act, from creating tailored workflows to providing real-time visibility into your assets. Developing configurable workflows tailored to your specific compliance obligations streamlines operations and ensures consistency across teams and facilities. Finally, investing in staff training empowers your workforce to use these tools effectively, fostering a culture of accountability and precision. By addressing each of these steps systematically, your organization can position itself not only for compliance but also for long-term operational excellence.

Mitigating Risks
of Non-Compliance with a CMMS

The risks of non-compliance with the AIM Act extend far beyond financial penalties. Organizations that fail to meet the Act's stringent requirements face operational disruptions, potential legal action, and damage to their reputation, which can erode trust among stakeholders and clients. Implementing a robust CMMS not only addresses these challenges but also builds a framework for long-term operational resilience.

Real-Time Insights for Immediate Action

A CMMS with real-time tracking capabilities ensures that critical compliance tasks—such as inspections, repairs, and leak rate monitoring—are addressed promptly. By providing live updates on refrigerant usage, maintenance status, and asset performance, facility managers can swiftly identify and resolve compliance gaps. This immediacy reduces the likelihood of violations while improving overall operational efficiency. Furthermore, these real-time insights empower teams to detect patterns or anomalies that might indicate underlying risks, such as persistent leaks or irregular refrigerant consumption.

Consolidating Data for Simplified Audits

The AIM Act's recordkeeping requirements demand detailed logs of refrigerant handling, repairs, and equipment performance. A centralized CMMS becomes an indispensable tool for consolidating these records into an organized, easily accessible database. By automating the collection and storage of compliance data, a CMMS reduces the administrative burden on facility teams and eliminates errors that can arise from manual data entry. During audits, facility managers can generate reports instantly, presenting clear evidence of compliance and avoiding delays that could raise red flags with regulators.

Enabling Predictive and Preventive Maintenance

A forward-thinking CMMS doesn't just help manage day-to-day compliance; it also enables predictive and preventive maintenance strategies. By analyzing historical data and identifying trends, the system can forecast potential risks, such as components nearing failure or refrigerant systems prone to leakage. These predictive insights allow facility teams to proactively schedule maintenance and allocate resources, preventing small issues from escalating into costly non-compliance events. This proactive approach not only saves time and money but also demonstrates a commitment to environmental responsibility.

Enhancing Collaboration Across Teams

Non-compliance risks are magnified when teams operate in silos, leading to inconsistencies in processes and gaps in communication. A CMMS integrates workflows across departments, ensuring that everyone—whether on-site technicians or compliance officers—is working from the same set of data and standards. For organizations managing distributed facilities, this alignment is particularly valuable. With a unified platform, managers can ensure that compliance protocols are followed consistently across all locations, reducing variability and ensuring regulatory adherence at every site.

Safeguarding Against Reputational Damage

Beyond fines and operational disruptions, non-compliance can tarnish an organization's reputation. Clients, investors, and stakeholders increasingly prioritize environmental responsibility and adherence to sustainability standards. A CMMS demonstrates an organization's commitment to compliance by providing transparent documentation of its efforts to meet regulatory requirements. This transparency not only protects the company's reputation but also enhances its appeal to environmentally conscious clients and partners.

Future-Proofing Operations

The regulatory landscape is dynamic, with evolving rules and new requirements on the horizon. The AIM Act is just one step in a broader push toward environmental sustainability. A CMMS equipped with scalable and configurable workflows ensures that your organization can adapt to future changes with minimal disruption. Whether it's accommodating new reporting standards, integrating with emerging technologies, or managing alternative refrigerants, a robust CMMS positions your organization to stay ahead of regulatory trends.

Positioning Your Organization for Success Under the AIM Act

The AIM Act presents a critical opportunity for organizations to modernize their operations while contributing to environmental sustainability. By integrating a CMMS with refrigerant management tools like Trakref, facility leaders can enhance operational efficiency, reduce risks, and position their organizations as leaders in compliance and sustainability.

See also: Our 2025 Refrigerant Regulations Roadmap.

2025 Refrigerant Regulations Roadmap:
Everything you need to know

Take Action Now to Ensure AIM Act Compliance

Don't let the complexities of the AIM Act hinder your operations. Equip your team with the tools to stay compliant, reduce risks, and optimize performance.

Contact us today at **https://info.fexa.io/lp/trakref-api-request-demo** to learn how integrating a modern CMMS with Trakref can future-proof your facility management strategy.