

Implementing visual lockout procedures at One World Trade Center

At-A-Glance

Company: The Durst Organization

Industry: Property management

Problem: Limited time and resources to implement visual lockout procedures

Solution: Brady Safety Services field engineers completed 168 procedures for air handling units and implemented LINK360 software

Results: Improved maintenance efficiency and no workers compensation claims

Looming deadlines leave limited resources for visual lockout implementation

With the opening of One World Trade Center in New York City, N.Y., coming up quickly, construction was in the final stages and last-minute projects needed to be finished. Because most of the construction was done and the building was not yet open to tenants, it was an ideal time to start implementing the foundations of a sustainable visual lockout tagout program. But, looming completion deadlines and complex systems meant that there were limited resources available for extra projects.

“The building is approximately 3.1 million square feet in size and offers very diverse mechanical systems,” said Tom Butler, property manager for One World Trade Center through the Durst Organization. Through a distribution partner, the Brady Safety Services group was suggested to complete the work.

After a consultation with sales representatives, they decided that the air handling units would be the most logical place to start, because maintenance engineers interact with them the most frequently. To make future maintenance projects more efficient, they also needed to have those procedures available on mobile devices.

Documenting a complex system

“There are approximately 168 units throughout 70 floors of the building, so we mobilized the Brady field engineering team to start the process of writing the visual lockout procedures,” said Butler. The air handling units were complex systems with energy sources in multiple locations, making them more difficult for someone to lockout effectively without an expert procedure in hand. Because of the expertise of the field engineers from Brady, they were able to finish writing the lockout procedures for those units ahead of schedule and other procedures were added to the initial phase of the project.

In order to manage those procedures, and help maintain a sustainable program, the Brady LINK360[®] software was implemented as well. LINK360 software from Brady is a cloud-based solution that allows users to create and store procedures in one place, and then view them on mobile devices. While procedures are posted on the machines, this software allows workers to look up the procedure on their device if they have a question, or see the procedure if the placard is missing.

Program leads to improvements in efficiency and safety

Since the initial phase of the visual lockout tagout program was complete, workers have been able to easily complete regular maintenance projects throughout the facility. “My philosophy of operating this building is that no one should hit a dead end in processes,” said Butler. “By having these products available, if the engineer doesn’t have the information right in front of them, they have all the information they need on a mobile device so they can complete their work without slowing down.”

Overall, safety practices at the facility have been impacted as well. “I have had no worker’s compensation claims due to any sort of injury or incident with the lockout tagout repair procedures, which is greatly due to the Brady visual procedures and other training programs we have in place,” Butler said of the program.

Providing complete solutions for future projects

To complete other projects for safety systems at One World Trade Center, portable label printers and industrial printers have been purchased to improve facility identification throughout the building. “Training, support of the product, and recommendations of labeling types from Brady have all been very beneficial, and we’re excited to move on to phase two,” Butler said of the project. Phase two of the project is in planning stages and is set to start implementation in November of this year.



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