

hazardviewei

Hazard documentation made seriously simple

The Health & Safety at Work 2015 Act (HSAW 2015) is a game changer for building owners and property managers. Combine that with the mandatory requirements from the Asbestos Regulations 2016, many existing buildings present some major challenges in delivering an effective Safety Risk Management Plan.

The documentation that is generated in the process of managing hazards can be overwhelming. There may be hundreds, even thousands of PDF reports made up of pages of different versions that are usually highly technical and difficult to understand. Ensuring the right people have access to the right information at the right time, and that they understand the hazards, presents a major risk to the Person Conducting a Business or Undertaking (PCBU). So, how do you take hundreds of PDF reports with over a thousand pages of important information and make it easy to access and understand while keeping it efficient, cost effective and easy to maintain control over document versions?

Background

NZ Post House

- Built during the period 1964-69
- A building of significant importance (era)
- Steel frame, concrete CELdek floor construction
- Asbestos used significantly throughout building
- Undertaking a major renovations project, including the removal of asbestos

The existing solution

The existing asbestos management solution for NZ Post House was a low-tech solution consisting of a 465-page PDF (and growing).

Advantages

- Compliant and accurate

Disadvantages

- Practically impossible to use efficiently
- Expensive to maintain
- Uncontrolled once multiple copies exist
- System was being bypassed because it took too long

The challenge

- New projects generate 1000's of individual documents
- Need to manage this information once the builder has gone
- Look for a hazard information system that was simple to use but very effective
- Look to existing technologies readily available
- The solution needs to be simple, and made for the end user (non-technical people)
- Ideally something that can be accessed anywhere on common devices



We had the PDF data. We had the model. We needed to bring them together and make it easy for anyone to use and understand the hazards.



Tell me if an electrician can safely install a power point in that wall without disturbing asbestos.

Looking to BIM technology

- Most BIM tools are for technologists
- New BIM technologies (i.e Autodesk Forge™) allow for BIM applications specifically tailored to those who need to use the information

The solution: Hazard Viewer



Significantly improve access to safety and risk information

Easy and fast access means the Risk Management Plan is more likely to be followed, and it greatly improves access time for emergency services to analyse potential new risks – reducing downtime for your occupants.



Secure and monitored

Access permissions track who has accessed what data and when, giving you the assurance you need that the plan is being used, by the right people.



Easy self-service platform

Reduce subcontractor induction time from hours to just minutes. Visual information is viewed online and can be viewed from multiple sources at the same time.



No more out-of-date information

Controlled access to the raw documentation behind the visual information reduces the risk of old, out of date information being used.

Results

Instant payback for NZ Post House building owners: Kaikoura earthquake, November 2016, 7.8 magnitude

- Encapsulated asbestos-containing material was disturbed
- Hazard Viewer provided access to critical data allowing assessors to safely enter building
- 2 weeks saved, and mitigated the loss of rent significantly

Hazard Viewer powered by Caduceus Design Technology Services Level 3, 154 Featherstone Street, Wellington +64 4 802 4345 enquiries@hazardviewer.com