

February 2024

# SAFETYZONE MAGAZINE

Evaluating  
the True Cost  
of Stair Tread  
Safety

10 Easy Tips to Increase  
Warehouse Safety



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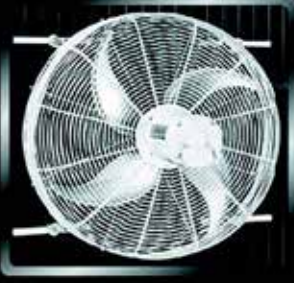


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**Pg 10**


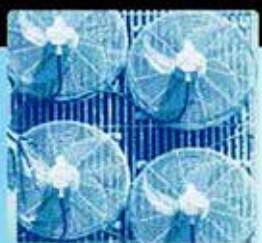
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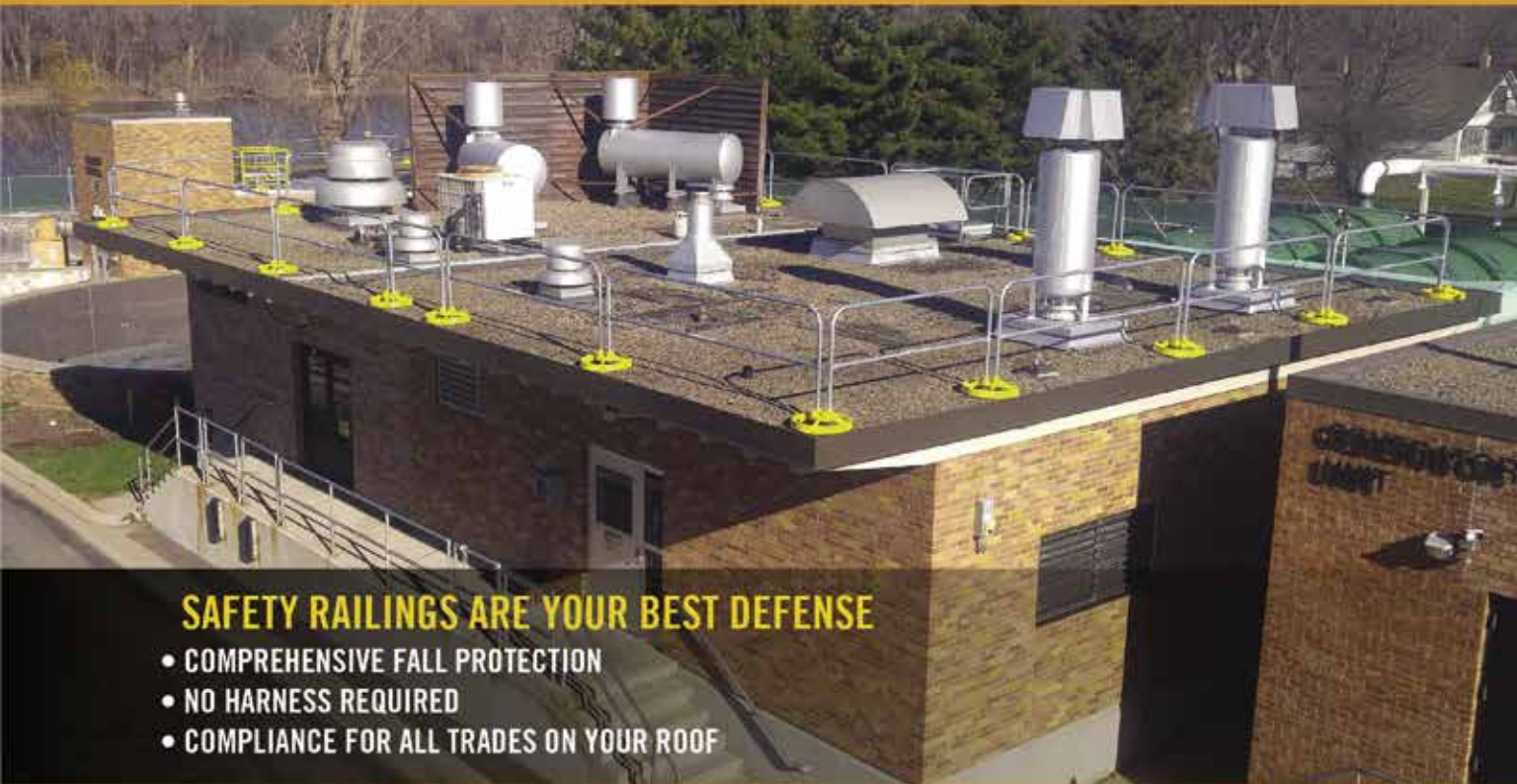
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
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*Purchase price is just the start. Assessing the total cost of ownership requires long-term analysis, but the savings and increased safety can be significant.*

For facility managers, evaluating the Total Cost of Ownership (TCO) for purchases is critical to acquiring items at the lowest long-term cost. Assessing TCO requires not only understanding the initial purchase cost but also consideration of the operating costs, longevity, and remaining value beyond its expected life.

TCO is an even more critical analysis when new products enter the market that disrupt the status quo. After all, it is difficult to evaluate the value of an innovative product that promises to be a much more effective, long-term solution but initially costs more, uses different materials, or is applied differently. For facility managers, this is the case when analyzing the TCO of non-skid stair tread striping applied to interior and exterior stairs to prevent slip and fall accidents.

Although simple in concept, the application and maintenance of safety stair tread striping is particularly challenging in outdoor or high-use settings. The traditional choice – non-skid adhesive tape – can peel or wear away in a short time so must be replaced frequently. However, new innovative 100% epoxy-based material containing embedded nonskid aggregate are now available that promise to last much longer, requiring minimal reapplication.

To evaluate the TCO of both options, facility managers can apply a specific formula used for capital equipment, with slight variations for stair treads:  $TCO = \text{initial cost (I)} + \text{maintenance costs over 5 years (M)} + \text{estimated downtime (D)} - \text{remaining value after 5 years of depreciation (R)}$ .

#### *Initial Cost (I)*

When choosing among alternatives in a purchasing decision, buyers often look at the initial purchase price. However, they should also consider the long-term cost of ownership.

In the case of non-skid adhesive tapes, the initial cost is approximately \$1.50 per linear foot. In typical indoor conditions, non-skid tape generally lasts only about six months before requiring removal and reapplication. At this rate, using the tape costs about \$3 per linear foot per year or \$15 per linear foot over five years.



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On exterior stairs or ramps, the expected life of traction tape is only three months but can be considerably shorter particularly in areas exposed to chemicals, moisture, high-temperatures, or high traffic. With a three-month lifespan, tape costs approximately \$6 per linear foot per year or \$30 per linear foot over five years.

Compare tape to a more durable option: a 100% epoxy-based material that creates a superior tread with an initial cost of \$4.50 a linear foot. Designers created the material to last at least five years in most outdoor applications and many more years in indoor applications. The product from Form-A-Tread Company achieves a strong bond to a wide range of stair tread surfaces and contains embedded nonskid aggregate to increase traction.

While the durable tread initially costs more than non-skid tape, it takes just 18 months to reach the breakeven point for indoor use. After 18 months, the Form-A-Tread stair tread saves the facility the cost of reapplying new non-skid tape every six months. In outdoor applications, the material savings is \$25.50 over the same period of time.

#### *Maintenance (M)*

Non-skid tape is difficult to maintain, can become unsightly, and must be frequently inspected and replaced. Since tape cannot be repaired, it must be replaced if damaged. The remaining tape and residual adhesive must be thoroughly removed from the surface before the new tape is applied.

Peeling tape can also pose a trip hazard. Tape often peels off in a short time because it does not bond well, especially to common surfaces like concrete, stone, and masonry. The surface non-skid grit layer can also become ineffective and quickly compromised, especially in hi traffic locations.

Because non-skid tape is not very durable it is primarily used on interior stairs. In outdoor applications, it may only last for as little as a week or less in harsh conditions or consistent exposure to sun, rain, snow, ice melt chemicals, power washing, and other cleaning methods.

"In my experience, non-skid tape comes off repeatedly. It is a temporary solution, so you are wasting your time, energy, and effort every time you reapply it," says Gani Bajraktari, Senior Property Manager at New York-based Bajraktari Realty Management Corp.

Maintenance cost should also include facilities personnel's time and labor required for frequent inspection

and reapplication of the traction tape. In addition, purchasing and inventory costs accrue when the tape must be continually replaced and kept available for use.

Today, a 100% solids epoxy paste that contains embedded slip resistant aggregate is a more cost effective and long-term stair safety tread solution. These materials create a tread with consistent, superior traction and safety for at least five years, even outdoors, with essentially no maintenance. They also resist UV, moisture, chemicals, ice melt, temperature extremes, aggressive cleaning and pedestrian and vehicle traffic.

Because the nonskid aggregate is held in suspension within the formula and is not just adhered to the surface, as with traction tape, it does not wear away. The hardness of the formula (75 Shore D) enhances the abrasion resistant, so the overall tread is much less susceptible to damage compared to traction tape. Unlike tape, if the epoxy material were to be damaged, by an ice chopper for example, it is easily repairable. If damaged, just clean the surface, and reapply. The formula adheres to itself, which is nice added feature. Overall, this innovative formula removes the cost associated with frequent inspection and replacement and significantly lowers the total cost of ownership.

According to Bajraktari, he first used the Form-A-Tread to improve the safety and footing of outdoor stairs in residential projects that could become slippery when wet. "It held up amazingly well to the sun's UV and outdoor weather. Seven years later it still looks as good as the day we applied it."

#### *Downtime (D)*

The evaluation of TCO includes consideration of any downtime due to equipment failure. In the case of stair treads, the equivalent of "downtime" is when the safety tread loses adhesion, starts to peel off, is damaged, or the surface traction is worn away.

The reality is that in many cases stair tread replacement does not occur immediately, or even for some time if not discovered or facility personnel are busy elsewhere. This can effectively mean the facility is not following its own safety protocols.

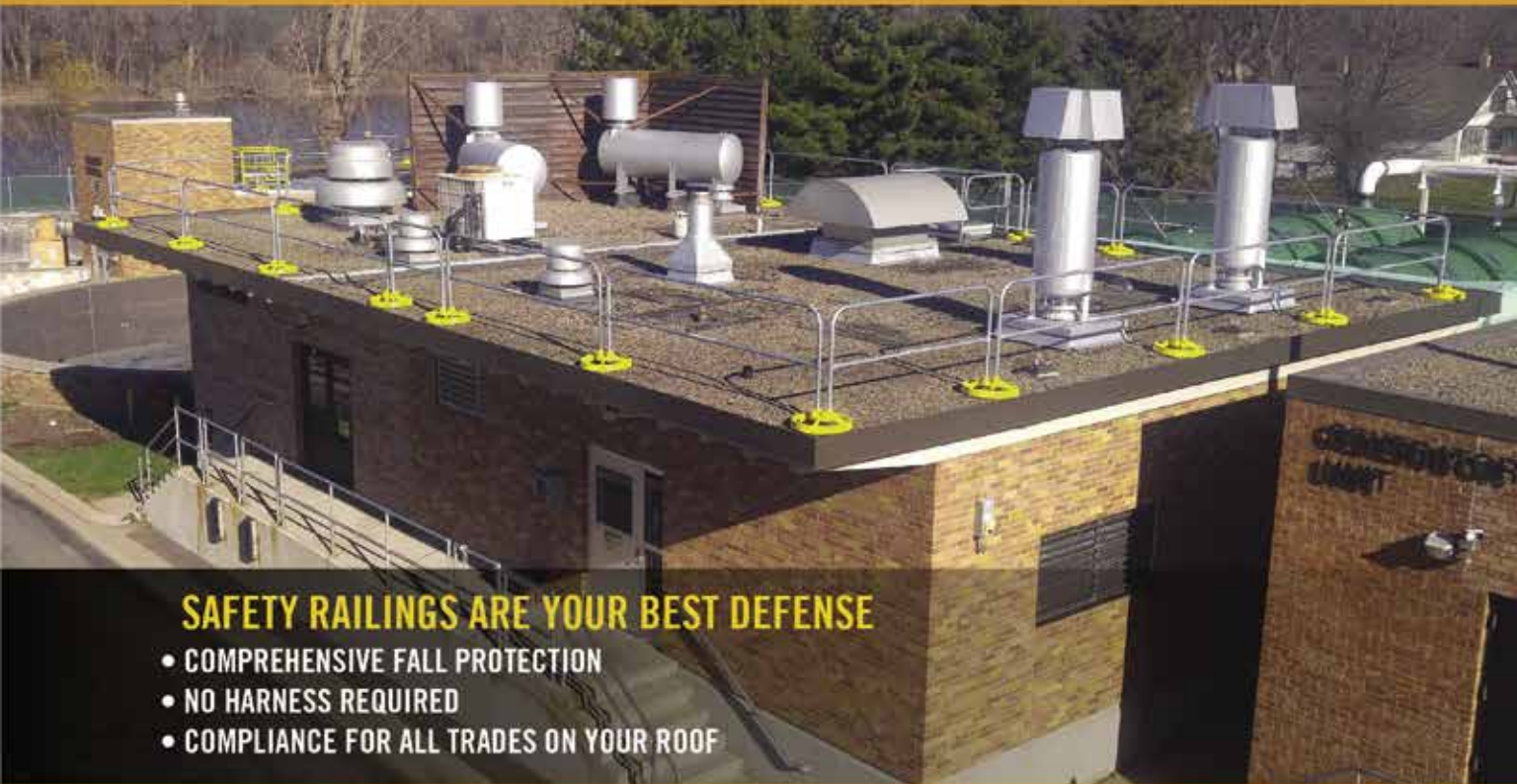
Stair tread "downtime" can have serious financial consequences if slip and fall accident occurs, leading to litigation, liability, workers' compensation claims, and rising insurance rates. A long-term solution that doesn't require constant replacement minimizes any potential downtime, provides a consistent and predictable level of safety and can reduce the potential for such claims.

According to Bajraktari, the epoxy product not only



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
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improved safety and eliminated the need for frequent re-application, but also had a more aesthetic look over time due to the lack of visible wear. He has found the approach surprisingly cost-effective in reducing maintenance, potential liability, and commercial insurance rates. In his experience, the cost to apply the product proved more cost-effective than dealing with additional claims and insurance costs.

#### Remaining Value After 5 Years (R)

Even with depreciation, capital equipment often retains

some value after five years. In a similar way, more durable solutions like 100% solids epoxy pastes with embedded aggregate often still have value far beyond five years.

These epoxy pastes are formulated to create a permanent mechanical bond. Not only does an epoxy paste adhere to the stair tread surface, but it also flows into the microscopic cracks and crevices of concrete or other porous substrates and mechanically bonds. The formula has also shown to have excellent adhesion to smooth surfaces like tile, and steel or aluminum diamond plate.

The bond is so strong that a chisel or angle grinder is required to remove the stair tread line, an advantage in high-traffic areas. Since the aggregate is embedded throughout the entire epoxy paste and not just on the surface, as the epoxy paste wears over time new aggregate is continually exposed to provide renewed traction.

"Instead of temporary applications, it is much more effective to solve the problem the first time with a product like Form-A-Tread and be done with it. The footing is amazing, and you feel more secure going up and down the stairs," says Bajraktari.

"As far as durability, I expect the stair treads to last for at least ten years or more in indoor applications," he adds.

Although it is natural for facility managers to seek solutions with the lowest initial cost, considering the TCO is a much more cost-effective alternative. Given this, facilities can achieve significant long-term savings and increased safety by looking beyond short-term choices like non-skid tape in favor of much more durable options like epoxy paste stair tread that does not require continual replacement.

For more information: Call 610-994-2138; Email [info@rgfmaterials.com](mailto:info@rgfmaterials.com); Visit [www.form-a-tread.com](http://www.form-a-tread.com) •



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# 10 Easy Tips to Increase Warehouse Safety

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*An industry expert outlines some of the quickest, most cost-effective ways to improve warehouse safety without investing in all new rack*

Insufficient safety measures in warehouse and distribution centers can have severe repercussions, including injuries, operational downtime, product losses, property damages, and potential legal actions. Of particular concern are accidents involving collisions between forklifts or other vehicles and employees or visitors.

Within busy operations, it is quite possible that a forklift or other vehicle will eventually run into the rack. While the rack may not require immediate replacement, storage capacity and product throughput may be compromised for some time. If overloaded, or loaded incorrectly, a rack can also collapse, spilling the inventory to the ground. Employees and visitors must also be protected from vehicle traffic.

Fortunately, a well thought out rack safety program can prevent many accidents and reduce downtime, rack replacement, liability, and other costs.

"As in life, prevention is the best cure. Rather than investing in all new racking, today it is easy to use a wide range of cost-effective safety products to protect warehouse workers, products, and property," says Jim Augustyniak, a regional sales manager at Steel King Industries, a designer and manufacturer of warehouse storage racks, pallet racks and material handling/safety products since 1970.

To be effective, the ideal warehouse rack safety plan includes several key elements to minimize the risks of accidents and injuries. While the specific elements of a rack safety program will be unique to each facility and operation, most comprehensive programs include several commonalities.

Augustyniak offers the following 10 Tips for improving safety, which can be implemented separately or together for even greater effectiveness:

1) Clearly define and protect walkways and work areas around racking  
Lines painted on the floor can be helpful in promoting separation of vehicles and pedestrians. However, when no physical barrier is provided, forklifts and other vehicles can cross over to the pedestrian side for reasons such as operator inattention/distraction or insufficient training.

A more comprehensive solution is to establish visual and physical barriers in the form of guardrails.

"Steel guardrails can keep pedestrians in defined walkways and vehicles along predetermined routes with protective barriers maintaining separation," says Augustyniak.





For heavy duty protection, three-ribbed guardrail like Steel Guard is designed to withstand impacts from forklifts and other vehicles commonly operated in warehouses and distribution centers. The guardrail can be installed with a single rail or a double rail that offers a 42-inch-high barrier.

An Armor Guard, a medium-duty guardrail, is an effective and cost-efficient solution for safeguarding workers from light shop traffic. This high-quality guardrail features two ribs and offers the flexibility to be installed at a single or triple rail height.

2) Protect equipment with guardrail and safety gates  
Guardrails can be used to protect mezzanines/platforms, conveyor systems, machinery, mechanicals, electrical panels, building features, and offices situated amid material handling or manufacturing operations.

“Lift-out/drop-in rails for guardrail systems can provide protection for equipment, while allowing easy access if required,” says Augustyniak.

He adds that when frequent access is needed, durable safety gates can be utilized. For greater flexibility of use, it is a good idea to use safety gates designed to accommodate an easy change in the swing direction of the gate. For added safety, sturdy steel springs should automatically close the gate after use.

3) Protect rack from forklift damage in high traffic areas

Pallet rack rows can be protected from one of the most likely sources of damage – forklifts – with accessories like Guard Dawg. These guardrails are often installed at intersections and along high traffic routes to protect the rack that is most likely to be damaged, according to Augustyniak.

“The guardrail is designed to protect both the front and sides of a rack row in one installation,” says Augustyniak. The Guard Dawg sections are anchored to the floor, safeguarding the uprights and standard footplates of the racking.

4) Protect rack columns from structural damage  
When forklift operators load and unload product on racking, collisions with an upright can occur that compromise its structural integrity.

To protect against this scenario, safeguard the rack frame and posts with freestanding steel rack protectors. These mount on the floor in front of each upright, typically 12” or 18” high, and are specifically built to protect the most vulnerable part of a rack frame — the base plate and lower leg.

“The protectors are much easier and faster to replace than an entire upright,” says Augustyniak.

5) Use Snap-on solid steel protectors to help deflect impact to the rack

Some of the most common areas of forklift impact occur to the rack face. Snap-on protectors can deflect and absorb some of the impact. The protectors snap into place, attaching to the rack’s teardrop holes, and can be easily removed, reinstalled, or replaced as needed.

6) Rub rails to protect vulnerable surfaces in narrow aisles or high traffic areas

Rub rails are often installed to protect end-of-rack aisles, in-plant offices, and exposed equipment. The upright is protected in two ways. First, the rub rail helps distribute any impact forces to the rear column of the frame. Second, the rub rail prevents the column from twisting when hit. The rails easily bolt on and can be installed at multiple levels for more protection.

7) Protect warehouse inventory from falls and fires

Pallet load stop beams are designed to prevent pallets of product from being accidentally pushed off the back of a rack during loading or unloading, which can occur with certain loads if excessive force is used.

By keeping pallets in the proper position with sufficient



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clearance, pallet load stop beams also facilitate better fire suppression from overhead sprinklers in the event of a warehouse fire.

"Pallet safety stops create an acceptable opening between pallets, which provides sufficient space for water [from above-rack fire suppression sprinklers] to penetrate to the products stored in the racks. Without adequate spacing, there is inadequate fire suppression," says Augustyniak. He notes that the pallet stop units bolt securely to rack uprights, enabling repositioning if the rack load changes.

8) Use load supports to secure non-standard load sizes  
For non-standard load sizes, consider using load supports to help keep inventory from falling between the rack beams that support the product.

"For a more complete approach, you can use welded-wire rack decking or perforated metal decking to protect non-standard loads as well as small items that may come loose from a load," says Augustyniak.

9) Keep loose products from falling off racks with barriers or netting  
Loose products can slide, overturn, or topple off a rack. This is especially dangerous where the rack is adjacent to walking aisles or work areas.

To address this hazard, frame accessories such as flexible woven netting or steel mesh barriers can be attached to the rack system to prevent loads from falling and injuring those below.

10) Train employees to prevent accidents and inspect racking

While the specifics will be unique to each operation, safety training should include instruction on routine rack inspection since some damage will occur over time.

Operators should look for any indication that rack has sustained an impact such as loose connections, sheared or missing anchor bolts, and beams or columns that are twisted or out-of-plumb. When noted, the racking should be promptly repaired, or depending on the severity, clearly marked, and put out-of-service until the damaged components are replaced.

With appropriate training and safety products, warehouse operators will minimize the risk of potentially serious injury and damage. In addition, the warehouse will improve the bottom line by establishing a secure, efficient environment that protects employees, equipment, and inventory for many years to come.

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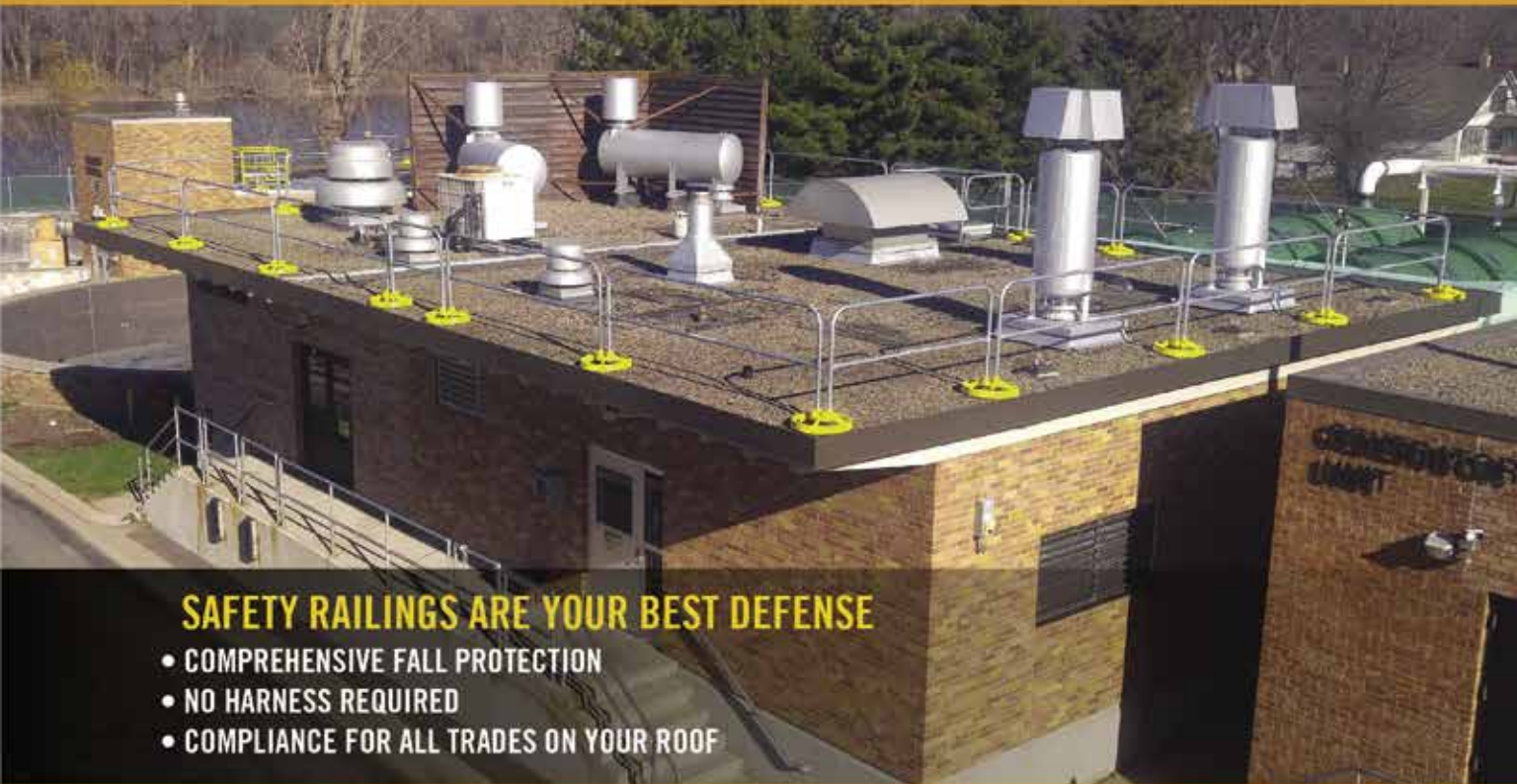
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
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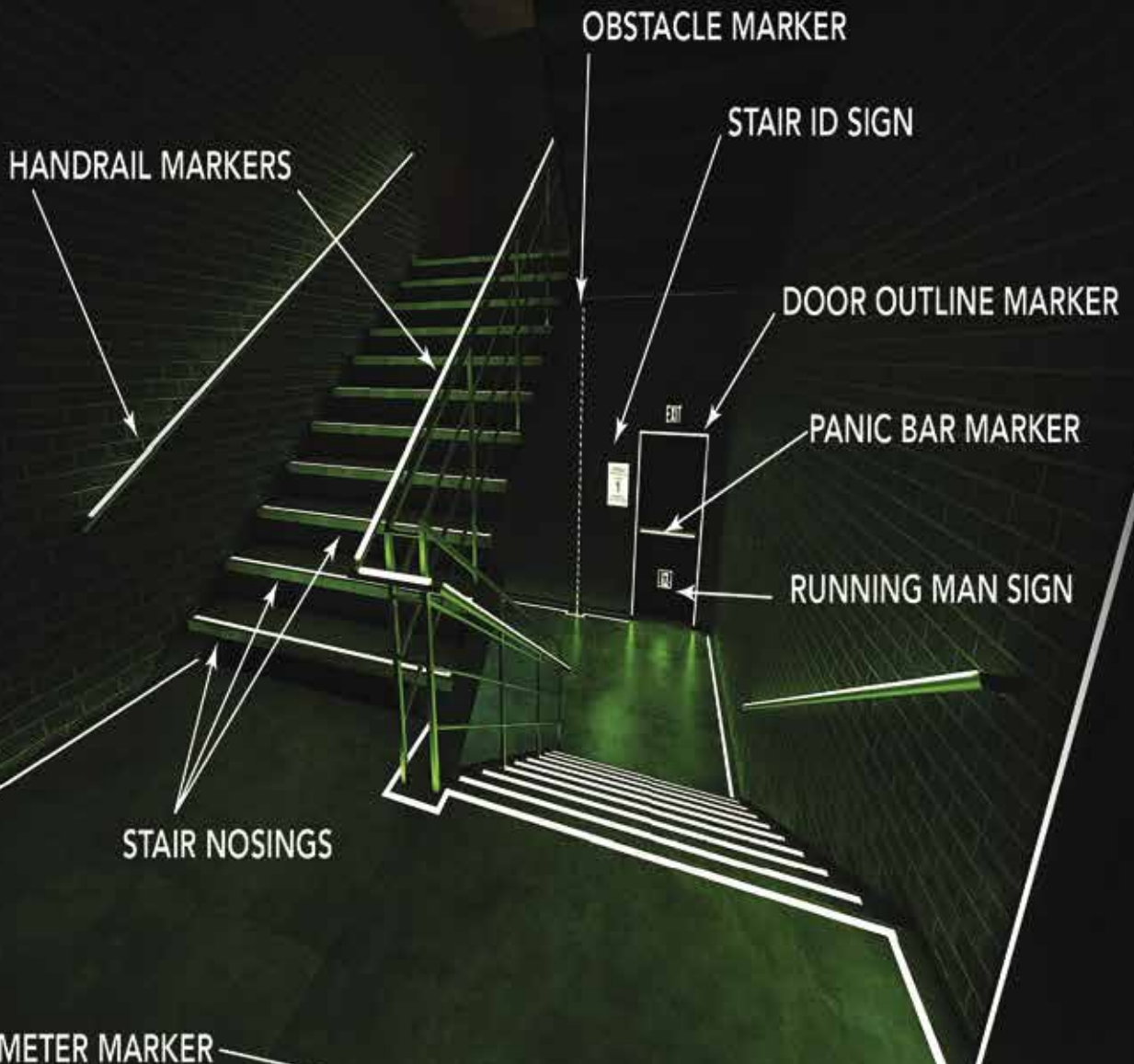
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