

Creative Brewery Maintenance

BA Collab Hour - May 12th 2022







Maine Beer Company





We are Seán Diffley & Jon Gagne.

Seán is the Director of Engineering at Allagash Brewing Company. Jon is the Engineering Manager at Maine Beer Company.





Maine Beer Company







Maintenance

Brewery maintenance, is the process of implementing processes to reduce breakdowns, increase uptime, and promote overall reliability.



Some Definitions



Reactive Maintenance

Is concerned with tasks that come after a piece of equipment breaks down. The advantage of reactive maintenance is that the initial costs are significantly lower.



Preventive Maintenance

A preventive maintenance (PM) strategy requires doing tasks proactively according to a usage- or calendar-based schedule.



Predictive Maintenance

A method of preventing the failure of expensive manufacturing equipment, by analyzing data throughout production to pinpoint unusual behavior ahead of time.



Why is Maintenance Critical?





Why is Maintenance Critical?









Safety

Employee and equipment safety is the foundation of any maintenance program.

Quality

Brewery Operations can not achieve their QC standards if their tools, systems or equipment are not at 100%...

Reliability

When brewery equipment runs at its expected capacity, brewery operations are likewise sustained



Maintenance Creative Strategies





Communication

Clear and simple communication plans reduce lost time, money and productivity.



Organization

Clean and uncluttered storage workspace saves time and money



Standardise

Minimizing as far as possible the number of different brands and models of product used for the same task



Communication

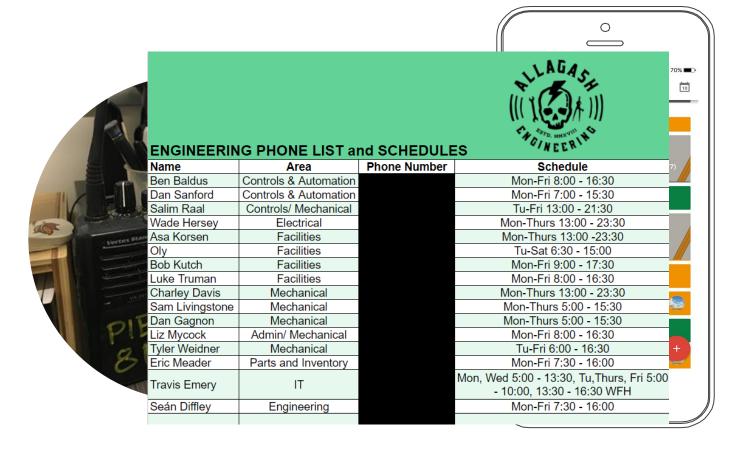
Keep it simple - leverage technology

- Finding People
- Routine Checks
- Communication of Work



Communication - Finding People





Communication - Routine Checks



Daily Rounds -

Bare minimum for any maintenance program



The Real Property lies				1000		DATE- AM	PM	4/2	1		
				DATE-AM P	M			8/2	6:30		
		DATE-AM F	M	4119		nine	7:30	PA			
	Wearnemend	4/18		08:30	7:15	N.	Y	49	75		
	Set Point	0'00	6:45	00.	Y	78	75		ok		
year 2016		EVE 5	Y	70	75	T/S	on	30			
Time:	(Y/N)	75% 75% 33.4.	75	35.	OK	VORer	OK	32	OK		
Glycol Pumps Running	(%)	230	OK	33	OK			34	94		
50 Glycol Level	(30"-35")	340	oK	27	370		87	84'			
50 Glycol Loop	(30*- 35*)	360	ok	06	GI		121	111	113		
50 Glycol In	(30°-35")	36.	88	87'	111		Neo	191	189		
50 Glycol Out	(")	111	121	111	189		123	311	1 (14		
50 Air Compressor 1 Temp	(psi)	192"	189	1900	114		6986	70	25 7081		
50 Air Compressor 1 Pressure	(*)	115	123	115	6916		6180	16	2 51	+	
		6807	6835	6878 23K	20 h		54	13			
50 Air Compressor 2 Pressure	(X100)	6802 27K	25 K	23K	15.3		15.2	46			
City Water Usage (4 digits)	(X1000)	2/2	3.5	7%	1000		X	45	ou oh		
50 CO2 Bulk	(%)	ON	100	No	Y		oK	36	- 11		-
Spent Yeast	Y/N	No	20	No 36' on	on	-	OK	15	64°10 OK		-
Pump Running	(34° +5) OK?	340 CK	ok	510	01-	-	OK	1	Gyol. OK		-
50 Hop Cooler	(50° /+5) OK?	520 ax	OK	648/2	OK	-	V	14	2351		
CUX Room	(50%) OK?	02 60%		UES	INO_	-	700	11121	0 [0 21] -		
CUX Room Humidity	Y/N	Ves	w	1940	870	NII .	550	2	970 000		
D.I.O. Recirc Pump Running?	(ppm)	2160	1050	1820	650			17	630 1610	-	
CO2 Bunker East		1450	4070	1000	730		600	1	530 190	-	
CO2 Bunker West	(ppm)	1450	870	1750	770		600	-	IES Y		
CO2 Fudge	(ppm)	1840	8 10		Y		٧,		220 dk		-
CO2 CTS	(ppm)	YES	1	YES	oll		ok		37° 64		-
exterior CT Pump Running?	Y/N	134°C	o ok	63.	312		OK		94 9	2	
xterior CT Glycol Temp	(31" +/- 3) OK?	610	64	63			OK				
100 Compressor Temp	(*)	100	100	103	97		90		90 9		
100 Compressor Pressure	(psi)	35%	100	100	954		es/s			sk	
	(%) Order @ 30%	35/4	OK	620	ON		210	20	0340	OSC	
100 Bulk C02	(60° Winter) OK?	62"		043t	330		2/V		yes	V	
00 Cellar Temp	(ppm)	0360		1155	Y				320	70	
00 Ambient CO2	(Y/N)	yes	X	4E5	34		34		200	30	
00 Glycol Pumps Running	(2)	yes 28°	35'	700	30	92/	75	1%	75%	15	
00 Glycol Temp	(%)	80%	78	70%		-	21	10	0570	460	1
00 Glycol Level		0620	430	0510			0		62º0K	ok	-
vild Bbl Room - CO2	(ppm)		oK	OK	Ne.					ok	
vild Bbl Room - Temp	(62*/+5) OK?	OK	OK	OK	or		01		OK		
vild Bbl Room - Humidity	(50%) OK?	OK			No		0	K	OK	OK	
	OK?	OK	No	OK		_			EAM	CSD	
1 Inspection		EAM	C50	EAM	C30		- 0	317	Dan		
ECHNICIAN			- 00		1					7	1
RIDAY FUDGE HOURS		-							SYT PURO	1	
OMMENTS									1		
lin/WC = 1% 320 in/WC = 75%	FIIII								15 yeru		

Communication - It's Simple



Easy knowledge/status sharing ideas

- Paper checksheets & logs
- Peg boards for checksheets
- Parts tagging new vs. repaired vs. broken

Oate	Blowdow Slawdow 1x/24hr Lowfire	Brw Tank Blowdown 1s/2mn	Softener SS Mayn. Stegan La/mo	62 Man. Rogen Ex/mo	Color matry Cart.	Baller mate Drain	core	Connects
7/27/2		-	Lies	-	-	-	61	#1079 It and sugged & light
3/3/2		-	-	-	-	-	CV	TR. J. The
8/5/2	1						GT	Hardness - Scalington House
8/20/21	1						PN	DrainBoller
8/21/21			42,			1	36-	Drum from 1/26/21 Empty Swagged to 1800D - Described
8/24/21			1				E	5:01 - Hardpark Look - Zong/L
8/27/2				1			F	at soll point we saw today
8/1/21	1						12	Durin Britel
7/4/21						1	OT	Scalled box + 12005 TEXES
9/8/21			/				76	
9/11/21	~:	-	-	-	-	-	民	
9/16/21				1			16	Built- Worker Sounders Man Roger #2-8 1290
9/2/21							B	Conc-Added I long of Selt
11414	7						cn	Blow down + deain boiler
9/27/21	V				-	-	one	III I I I I I I I I I I I I I I I I I
11/21			_	-	-	-	61	Cat Markey Bloom - Marie Control of
				1	1	1	10	OT A HE - THE REAL OUT: MUS
10/11/2*	1			-	V		-8	Transfer and the sailt and the sailt
olizhi	-					-	3 III	of a comp over hose soll
0/11/11	-					V	KK	of bot the on a consumit
0/4/4							5	
11/21-30 19/21-80	plate HX siler W	installe	ed, con uples	d bic takes	k to	boll	re	2.6:40

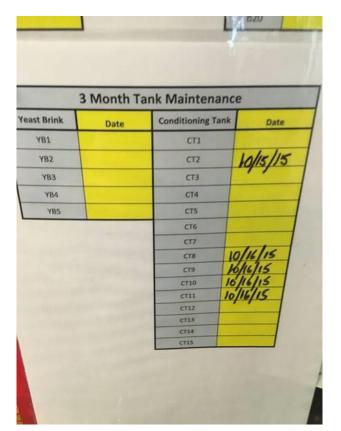


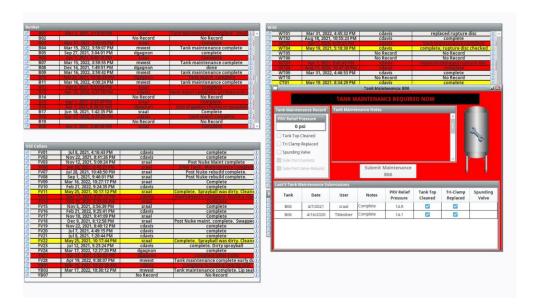


Communication - Routine Checks



Tank Maintenance





Something > Nothing



Start Somewhere

Tagging, Labeling, Tracking





Lübé 4	plate checklist	Due	
MLT Bottom AAL CIP	5/8	5/13	1
MLT Spindle Check la/uk -> green la/mo	4/8	5/8	
MLT Internal	4/8	5/.8	
Jet Star Check IN/WK -> grease In/mo	41,08	5/08	
Mill - Lithium ONLY			
Mill - Top Auger 600 3/1/2	2 10-1-21	4-1-22	
Bottom Auger lyr	3/26/21	3huhz	
Clean Magnet I mo	4/8/22	5/8/22	
OUT DOOR DRAG CONVENIR QUESTERLY BEARINGS (X4)	11-11-21	2-11-21	
Peristrature Rope here -6-15-21 BOILER MATER SAMPLES (12/10) 10-17-21 214, 2125, 3/25, 5/27, 6/20, 9/16 KICE Inherent 10/13/21	BT Sight Toll Styles 12 12 12 12 12 12 12 12 12 12 12 12 12	L: 4/1/ H: 3/26/	Tanks f lez N:
KICE Bags: 4/28/22		HLT o	CIP CIP
Silo Ducts: 10/3/21		L: 4/8/	ee N
Mill Internal : 10/1/21		P.	
Grist Bin Conus: 12/11/18			
Pipe Chain Conv: 12/11/18			
Mill Dust Collecters:			

Start Small - Write It Down



Build Equipment History

- Make it easy to write it down ASAP don't forget
- Make it easy for everyone to see communication

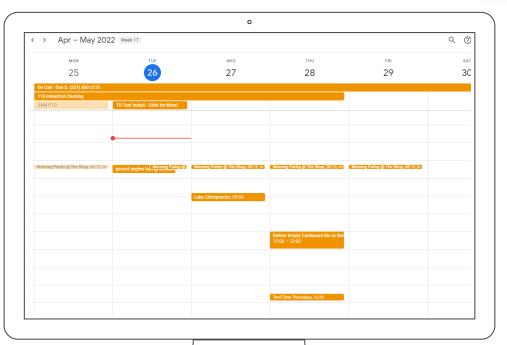
4	Α	В	С	D	E	F
L			KI	IS MicroFiller		
2	Date	Subsection	Operation Issues The state of	Action Taken	Notes ▼	OPR
80	3/1/22	Fill Valves 27&1		Swapped valves	valve 1 is now short-filling, so we know there is something going on in the valve itself, not the penumatic bank	DL/JL/JG
1	3/2/22	Fill valve 1	short fills	removed upper part of fill valve and replaced with fully rebuilt spare	Still leaking as of 3/3/22. Will rebuild and replace the "cage" part of the valve body first and foremost	DL
2	3/9/22	Fill valve 1	short fills	removed entire valve block and replaced with the OG 27 valve block as well and replaced deflection sleeve on vent tube	Appears to have solved the issue. Valve #1 is filling fine now, issue must have been in the valve body. Valve body S1 now needs to be cleaned and rebuilt	DL/MD
3	3/9/22	Bottle presence and bottle bi	When the flag for valve 1 was reinstalled, the flag itself was a little too far out and crashed into the prox switches, destroying both	replaced torck switches with two on-hand spares that were originally used for the BH MLT.	OG switches had a range of 10mm, new switches had a range of 3mm. We had to allign each of the lift cylinders with each prox switch and ensure that the flag would be read. 6 valves were unable to be read, and metallic bandaids allowed us to protrude the valve flag by one mm at a time. these need ot be removed when the correct sensors arrive	
4	4/5/22	Sight Glass Light	Unable to use, when it's turned on we get a filler error	Removed light	Currently sitting on shelf in MCC room	DL
5	4/15/22	Filler Carousel	Tons of broken bottles		it looks like the bottles are hitting the centering bell when they come off of the star wheel and onto the lifting elements. The mouth of the bottle is also dragging on the bell when it comes off the filler and onto the crowner star wheel. I think that without a height adjustment motor in place, there is no brake to stop it from falling further down	DL

Communication - What and When?



Maintenance calendar

Create an open and dedicated calendar for maintenance events, project info, staff availability and equipment downtime.



Start Small - Write It Down



Plan and Schedule

- "PM Calendar" know when tasks are due ahead of time
- Simple sorting and filtering allows for prioritization

Δ	Α	В	С	D	E	F	G	н	ı
1	BREWI	NG,CELLAR,PIT	,SAFETY,OTHE	R PM's	Last Updated	3/2/22 JG			
2	.ast Done ▼	Next Due ▼	Area/Dep ▼	Machine 🔻	Part/Acti 🔻	Frequency -	Description	▼ History ▼	sv
42	12/1/17	1/1/18	Pumps	PP4 Peristaltic	Roller Inspectio	Annually			
43			Pumps	PP5 Cellar Blow	Vane Inspection	6 Months			
44	12/1/17	12/1/18	Pumps	PP6 Centrifuge	Mech Seal	Annually			
45	12/1/17	12/1/18	Pumps	PP101 MicroFill	Mech Seal	Annually			
46	2/27/18	2/27/19	Pumps	PP101 MicroFill	Casing Gasket	Annually			
47	9/17/21	3/27/22	Packaging	Combikeg	Steam Filter	6 Months	Change out filter and send removed filter out for ultrasonic cleaning. Filter #1 & Filter #2 - keep track of how many times each has been cleaned		
48	11/15/21	5/15/23	Packaging	MicroFiller	Jetter Pump	18 Months	Change out Jetter Pump and send removed pump out for rebuild. Pump #1 & #2 - keep track of how many times each one has been rebuilt	10/22/20,10	/27/21,11/
49	10/14/21	4/14/22	Grain Handling	KICE	Filter Bags	Annually	Change out Filter Bags with new ones		
50	7/16/18	7/16/19	Grain Handling	KICE	Air Dryer Desico	Annually	Pull Dessicant out and restore it in the oven - see procedure in Wilkerson manual		
51	10/14/20	4/14/21	Grain Handling	KICE	Intake Pipe Wo	6 Months	Open up and inspect intake pipe work from Silos in the spring and fall	10/14/20,4/	14/21,10/1
52	1/25/21	1/25/22	Brewhouse	Calandria	Inspection	Annually	Get in kettle and inspect condition of clandria and cleanliness of tubes	2/15/19,1/2	5/21,
53	12/10/21	12/9/22	Utilities	Boiler	Internal Inspect	Annually	State Required Internal Inspection, Boiler must be shut down, cool and opened up	12/17/18,12	/12/19,12/
54	6/11/21	6/1/22	Utilities	Boiler	External Inspec	Annually	State Required External Inspection, must test low water cut off, boiler needs to be running	6/21/19,8/1	1/20,6/11/
55	1/26/21	8/26/21	Utilities	Boiler	Boilermate Che	7 Months	Usually need new drum of Boilermate Anti-Scale chemical every 7 mo.	5/12/20,	
56			Utilities	Boiler	Colormetry Cart	5 Months	Usually need new Colormetry cartridge every 5 mo.		
57			Utilities	Boiler	Boiler Air Filter	6 Weeks	Usually need new air filters every 6 weeks		
58			Utilities	Boiler	Feedwater Tan	Annually	Pull, inspect, and clean		
59	3/30/21	3/1/22	Utilities	Backflow Preve	BFPV-1 Fire Sys	Annually	High Tech Fire Protection		
60	3/12/21	3/1/22	Utilities	Backflow Preve	BFPV-2 Product	Annually	Nason		
61	3/12/21	3/1/22	Utilities	Backflow Preve	BFPV-3 Office	Annually	Nason		
62	3/12/21	3/1/22	Utilities	Backflow Preve	BPFV-4 Tasting	Annually	Nason		
63	3/12/21	3/1/22	Utilities	Backflow Preve	BPFV-5 Irrigation	Annually	Nason		



Organisation

Keep it simple - leverage technology

- Organise your parts
- Organise your space
- Organise your work



Organise your Inventory









Organise your Inventory







Organise your Space

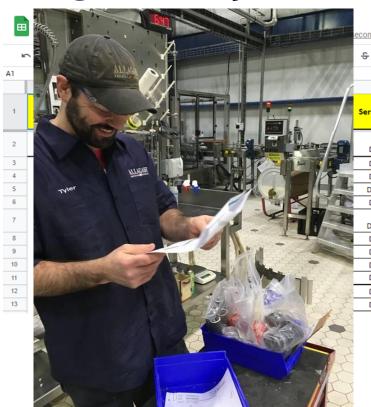






Organise your Work







Start Small - Tag & Track



Build Equipment History

- Tag/Label individual components that require maintenance
- Know when and how often something needs maintenance
 - o i.e. Manual valves, sight glasses, stationary and loose cellar parts



	Α	В	С	D		E		F
1	Valves ▼	Valve # 🗐	Location	Year	~	Size	•	Comments
96	Tru-Flo	T1	Spare		2018	2"		
97		T2	Spare		2018	2"		
98		T3	Spare		2018	2"		Replaced disc and screw 5/20/21
99		T4	Spare		2018	1 1/2"		
100		T5	Spare		2018	1 1/2"		
101		T6	Spare		2018	1 1/2"		Replaced handle and screw 1/25/22. Back in cellar
102		T7	Spare		2018	1 1/2"		
103		T8	Spare		2018	1 1/2"		
104		T9	Combikeg Pump		2018	2"		
105		T10	Maintenance		2018	2"		Out of Service, hex screw broke off in disc
106		T11	Cellar Pump		2018	2"		Out of Service, hex screw broke off in disc
107		T12	Cellar Water Drop(FV1)		2018	1 1/2"		
108		T13	Cellar Hose (FV1)		2018	1 1/2"		
109		T14	Spare		2018	2"		
110		T15	Centrifuge Pump		2018	2"		Placed on Centrifuge Pump, previously on shelf
111		T16	Spare		2018	1 1/2"		
112		T17	Dosing Pump Outlet		2018	1 1/2"		
113		T18	Spare		2018	1 1/2"		
114		T19	Spare		2018	1 1/2"		
115		T20	Spare	2	2018	1 1/2"		

Start Small - Tag & Track



Build Equipment History

- Another example hose inspections
- Simple things can prevent major problems





1	Α	В	С	D	E	F	G	Н	I	J	К	L	М
1		MBC BRE	WERS HOSE INVENTORY & I	NSPECTION DATA	4								
3												Last Condition	Inspection Notes
4	Mark ▼	Hos(+↑	Hose Brand	▼ Length ▼	' Diamet∈ ▼	Month ▼	Year 🔻	Color	▼ In Service? ▼	Comments	▼ Usability ▼	1, 2, 3, 4	2021 Q4
21		17	Vintner Reserve EPDM	1	8 1 1/2"	June	2021	1 Grey w/ Yellow	Y	OMNI		1	
22	Mark	19	Vintner Reserve EPDM	2	5 2"	June	202	1 Grey w/ Yellow	Υ	OMNI		1	
23	Mark	20	Vintner Reserve EPDM	2	0 2"	June	2021	1 Grey w/ Yellow	Y	OMNI		1	
24	Mark	21	. Vintner Reserve EPDM	2	0 2"	June	2021	1 Grey w/ Yellow	Υ	OMNI		1	
25	Mark	22	Vintner Reserve EPDM	2	0 2"	June	2021	1 Grey w/ Yellow	Y	OMNI		1	
26	Mark	28	Continental Vintner	1	0 1 1/2"	September	2019	grey w/ purple	Υ				
27		29	Vintner Reserve EPDM	1	8 1 1/2"	June	2021	1 Grey w/ Yellow	Y	OMNI		1	
28	Mark	30	Continental Vintner	2	5 1 1/2"	September	2019	grey w/ purple	Y				
29	mark	31	. Continental Vintner	2	5 1 1/2"	September	2019	grey w/ purple	Υ				
30		32	Purple Snake	4.	5 1 1/2"	September	2019	9 red	Υ	for bottling pump outlet			
31		33	Continental Vintner	1	0 1 1/2"	June	2020	grey w/ purple	CIP	From PRC		4	Marked CIP only march 2021. Puckered ends, mir
32	Mark	CV1	Continental Vintner	1	8 1 1/2"		2015	5 grey w/red	Υ				
33	Mark	CV3	Continental Vintner	15.	5 1 1/2"		2015	grey w/ purple	Y				
34		N1	. Novabrew	2	5 1 1/2"	April	2018	8 burgundy	Υ	For yeast process only		4	EndoN: 0:08 Black spots, 0:18 Gross blemish, 0:5
35		N2	Novabrew	2	5 1 1/2"	April	2018	8 burgundy	Υ	For yeast process only		4	Minor puckering on one side. IDK what theother
36		N3	Novabrew	1	5 1 1/2"	April	2018	8 burgundy	Υ	For yeast process only		4	N3Bore: 0:33 black spotting, 0:39 blemishes, loo
37		N5	Novabrew		5 1"	November	2018	8 burgundy	Y	For yeast process only		4	puckering, black spotting and blemishes through
38		P1	. Purple Snake	1	0 1 1/2"	June	2020	0 red	Υ				
39		P2	Purple Snake	2	0 1 1/2"	June	2020	0 red	Υ				



Standardise

Keep it simple - run lean

- Inventory consolidation
- Tool standardisation opportunities
- Standardise prints and drawings



Standardise - Rebuild Kits



Keep it simple - run lean

- Parts List with Quantities
- Tool list
- Mechanical drawings and or Instructions





Standardise - Schematics



Before:









After:











Thanks!

Any questions?

You can find us at: sdiffley@allagash.com engineering@mainebeercompany.com