

Roof Safety Survey

GENERAL INFORMATION

CAMPUS: Innovation
BUILDING: 230 - iC Central

DESCRIPTION: Modern three storey comprising of 3 blocks linked by expansive atrium area
RISK ASSESSMENT # : UOW02336
ROOF ACCESS:
1. Second floor plantroom Second floor - through Room B202 into Room B203 into plantroom - ladder to upper
2. Block A Terrace Second floor doors in Block A onto balcony area

SIGNAGE: Nil
COMPLIANCE PLATES: Compliance plate beside plantroom ladder
SAFE WORK AREA: Exterior plantroom in SW corner
ROOFING SYSTEM: RIS static life lines
 Typical Anchors on roof

HEIGHT OF BUILDING: 3 storey
PITCH: Flat above Blocks A and B but gentle slope (<5 degrees) above Block C
ROOF CONSTRUCTION: Concrete and Metal
STRUCTURAL INTEGRITY: Sound

VEGETATION: Nil

ADJOINING ROOFES: Nil

SERVICES:	Gutters	No	Satellite Dishes	Yes
	A/C Units	Yes	Antenna	Yes
	Exhaust Fans	Yes	Skylights Domes	No
	Ducts	Yes	Glass Skylights	Yes
	Roof Ventilators	No	Pipework	No

EXISTING SAFETY ITEMS:	Horizontal Lifelines	Yes	Internal	Handrail	Yes	Balcony 150mm
	Anchor Points	Yes		Walkway	No	
	Vertical Lifelines	No		Parapets	Yes	

WORK ACTIVITY DETAILS:	Clean Gutters / Routine Maintenance	Frequency	Annually	
	Service A/C Plant		Yes	3 Monthly

Note: Before commencing any work obtain Roof Permit from Resolve FM

Roof Safety Survey

RISK ASSESSMENT

Risk Assessment / Task Location

Building 230

Note: The hazards identified do not include hazards that related to specific work tasks. These should be identified in the Safe Work Method Statement (SWMS) of the contractor.

Hazard Identification		Risk Assessment & Control Measures		Risk Control
What is the Activity/Service Item	What are the potential Hazards	What is the Risk Level	List any Control Measures already Implemented	Describe what can be done to eliminate risk or reduce the harm
Access to Roof via Plantroom	Unauthorised Access	Medium	Swipe access required, area locked	Signage
Access to Roof via Balcony doors	Unauthorised Access	Medium	Swipe access required, area locked	Signage
A/C Maintenance	Refer to SWMS of contractor	Negligible	A/C Units are situated in enclosed area off plant room	Ensure SWP developed is followed by Contractors
Air Conditioning Maintenance	Atmospheric contaminants; Legionnaires Disease from A/C Units	Medium	Regular inspection and cleaning of Air filters; intakes and exhausts; ductwork and cooling towers	Continuing Maintenance
Cleaning of Gutters on Concrete Roof	Trip Hazard & Falling	Medium	Fall restraints installed	Ensure SWP developed is followed by Contractors
Window Cleaning	Unauthorised Access	High	Fall restraints installed	Contractors to close access doors to prevent unauthorised access
Window Cleaning	Falls	High	Fall restraints installed	Check all equipment is compliant. Ensure SWP developed is followed by Contractors
Glass Roofs	Falling near or through skylight	High	Anchor points installed	Ensure Anchor points used correctly. Requires fragile and brittle roof signage.
Antenna Maintenance	Falling and Refer to SWMS of contractor	High	Anchor points installed	Ensure SWMS developed is followed by Contractors
General	Trip Hazard - Roof Sheeting	Medium	Safe Work Procedure	Walkway or minimum awareness in Safe Work Procedure
General	Trip Hazard - Horizontal Lifeline or Anchor Points	Medium	Signage & System is visible	Be aware of location of horizontal lifeline & anchor points
General	Weather Trips/Slips - Wet Roofs	High	Safe Work Procedure, do not work on wet roof	Do not work while roofs are wet or have dew
General	Weather - Windy Condition	High	Safe Work Procedure, do not work in high wind conditions	Do not work in windy conditions
General	Weather - Hot Conditions	Medium	Thermal Comfort Guidelines	Use sunscreen, hats and remain hydrated and take appropriate breaks
General	Climbing ladder	Medium	Maintain 3 points of contact; Signage; and Managing the Risk of Falls Guidelines - Working from Ladders	Ensure that ladder is used correctly

Reference Documentation

Legislation

NSW Work Health and Safety Regulation 2011 Part 4.4 Falls
Public Health (Microbial Control) Regulation 2000

Australian Standards

AS 1657 - 2013 : Fixed platforms, walkways, stairways and ladders - Design, construction and installation
AS 1891.1 - 2007 : Industrial fall-arrest systems and devices - Harnesses and ancillary equipment
AS 1891.2 - 2001 : Industrial fall-arrest systems and devices - Horizontal lifeline and rail systems
AS 1891.3 - 1997 : Industrial fall-arrest systems and devices - Fall-arrest devices
AS 1891.4 - 2009 : Industrial fall-arrest systems and devices - Selection, use and maintenance
AS 2210.1 - 2010 : Safety, protective and occupational footwear - Guide to selection, care and use
AS 3666- 2011 : Air-handling & Water Systems for Buildings - Microbial Control

Code of Practice

WorkCover - Safe Work on Roofs. Part 1 - Commercial and industrial buildings
NSW Health Department Code of Practice for the Control of Legionnaires' Disease

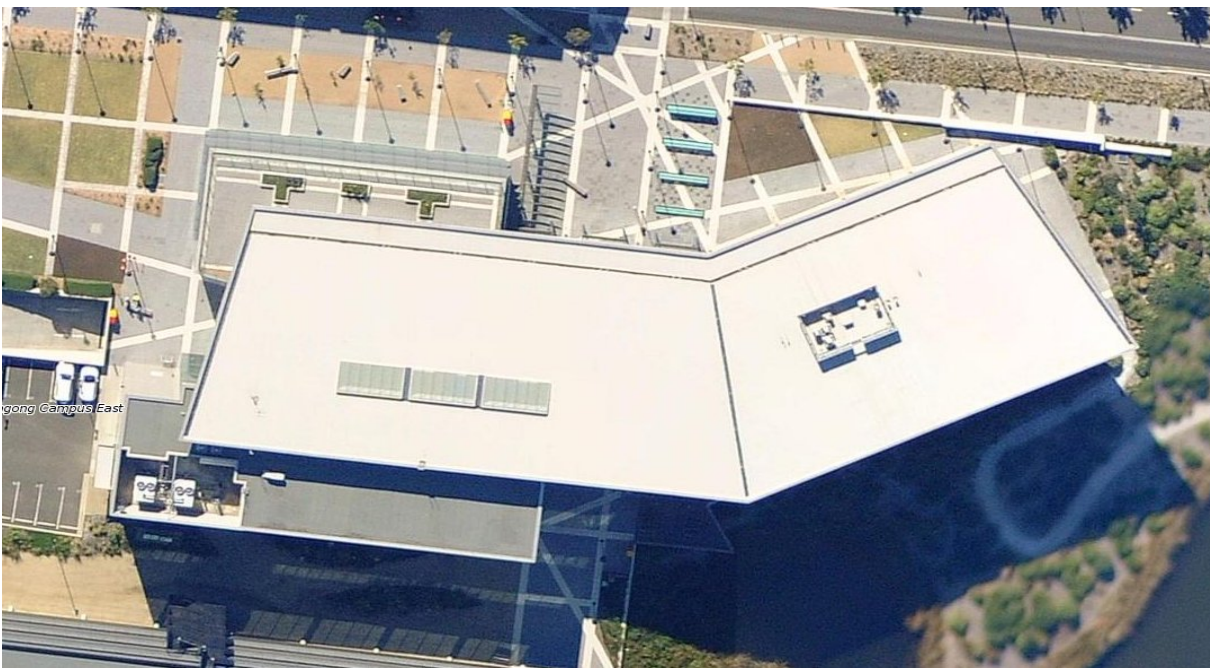
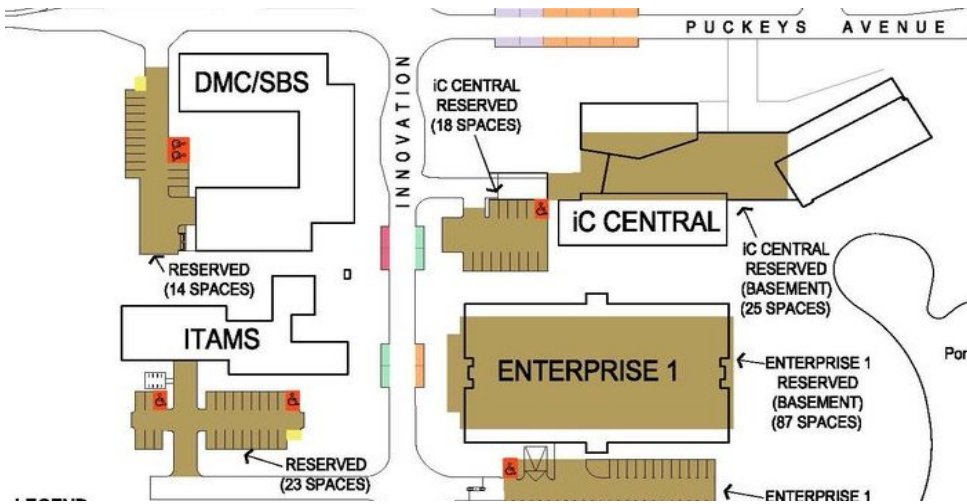
UOW Documentation

Managing the Risk of Falls Guidelines
Thermal Comfort Guidelines
UOW Roof Access Permit

Other

WorkCover - Safe Working at Heights Guide 2006
[RIS static life lines](#)

Building 230 Roof Safety Survey



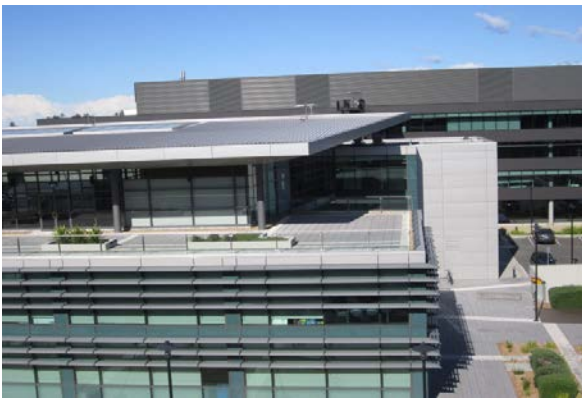
Building 230 Roof Safety Survey



Exterior plantroom in SW corner



Skylight over Atrium



Northern western aspect showing balcony



Roof over B Block showing ladder to Atrium roof



Building 230 iC Central - western aspect



North western balcony



South western corner showing plantroom



Access door to outside plantroom

Building 230 Roof Safety Survey



Ladder from plantroom to roof



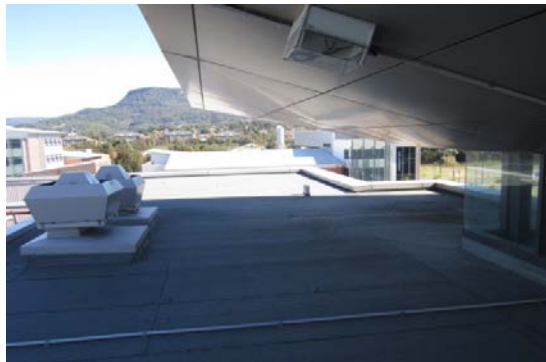
Offices in Block B under Horizontal Lifeline



Landing from ladder to roof above atrium



Interior horizontal lifeline above offices



Roof of Block C looking west



Roof of Block C looking east



Ladder to upper roof above Block C