

Roof Safety Survey

GENERAL INFORMATION

CAMPUS: Innovation
BUILDING: 232 - Mike Codd Building
DESCRIPTION: Modern U shaped building - Northern wing 3 levels , Eastern and Southern wings are two levels.
RISK ASSESSMENT # : UOW02033
ROOF ACCESS: Multiple access points:
 1) Northern wing Access hatch and ladder to roof located in Second Floor plantroom 2P.02C
 2) Eastern wing Access hatch and ladder to roof located in First Floor plantroom 1P.07
 3) Southern wing Access hatch and ladder to roof located in First Floor plantroom 1P.07
SIGNAGE: Nil
COMPLIANCE PLATES: Compliance plates adjacent to ladders.
SAFE WORK AREA: Within the confines of the airconditioning services area on Southern wing of building
ROOFING SYSTEM: RIS lifelines
HEIGHT OF BUILDING: Northern wing is 3 storeys; Eastern and Southern wings are 2 storeys
PITCH: < 15 degrees pitch
ROOF CONSTRUCTION: Concrete and metal
STRUCTURAL INTEGRITY: Sound
VEGETATION: Nil
ADJOINING ROOFES: Nil

SERVICES:

Gutters	No
A/C Units	Yes
Exhaust Fans	No
Ducts	No
Roof Ventilators	No

Satellite Dishes	Yes
Antenna	Yes
Skylights Domes	No
Glass Skylights	No
Pipework	No

EXISTING SAFETY ITEMS:

Horizontal Lifelines	Yes
Anchor Points	Yes
Vertical Lifelines	No

Handrail	No
Walkway	No
Parapets	No

WORK ACTIVITY DETAILS:

Routine Gutter Maintenance	NA
Service A/C Plant	Yes
Window Cleaning	

Frequency

NA
Every three months
Every six months

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

Roof Safety Survey

RISK ASSESSMENT

Risk Assessment / Task Location

Building 232

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 upper roofs via ladder and hatch	Unauthorised Access	High	Swipe access required, area locked	Compliance plates need certifying
Air Conditioning 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
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. Compliance plates need certifying.
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 suncream, hats and remain hydrated and take appropriate breaks
General	Weather - Hot Conditions	Medium	Maintain 3 points of contact; Signage; and Working at Heights Guidelines - Working from Ladders	Ensure that ladder is used correctly
General	Climbing ladder	Medium	Maintain 3 points of contact; Signage; and Working at Heights 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

Working at Heights Guidelines

Thermal Comfort Guidelines

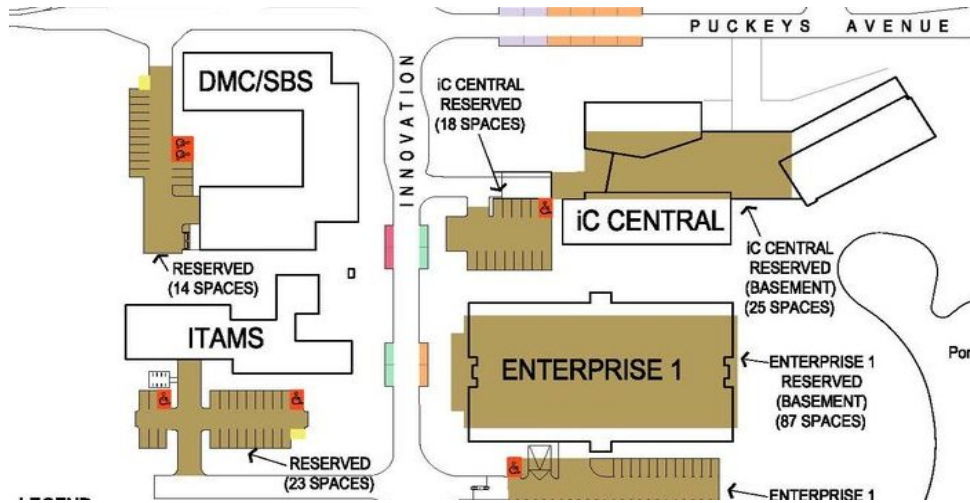
UOW Roof Access Permit

Other

WorkCover - Safe Working at Heights Guide 2006

[Roofsafe Industrial Safety Operations & Maintenance Manual](#)

Building 232 Roof Safety Assessment



L - location of ladder

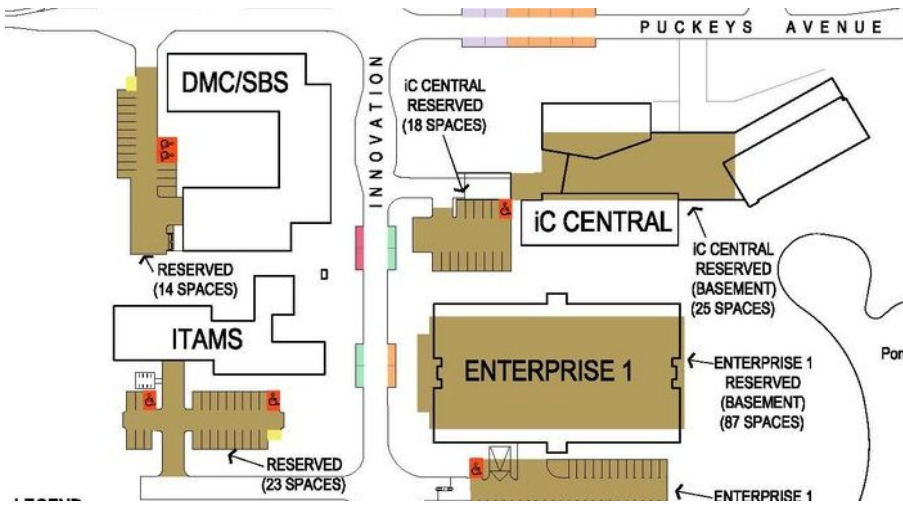
P - location of compliance plate

Horizontal lifelines

Safe Roof Work Area



Building 232 Roof Safety Assessment



Building 232 Roof Safety Assessment



Eastern aspect



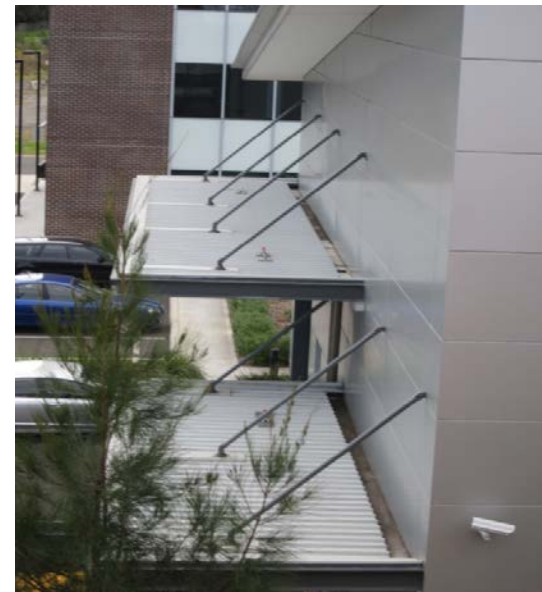
Northern aspect from AIIM



Door to plant room and ladder to roof of eastern wing



Ladder and hatch to roof of southern wing



Horizontal lifelines on awning on west of Southern wing

Building 232 Roof Safety Assessment



Southern wing



Eastern wing from iC Enterprise



Enclosed area for air conditioning services



Enclosed area for air conditioning services