

Roof Safety Survey

GENERAL INFORMATION

CAMPUS: Innovation Campus
BUILDING: 234 - iC Enterprise 1

Modern 4 story concrete building with glass skylights on east and west over atrium in the centre of the building . Two external fire stairs (north and south) lead up to the roof. Fourth floor plantroom leads out to roof proper while access to roof over plant room is via ladder within enclosed areas. Sliding doors access platform on each floor with horizontal lifelines for window cleaning.

DESCRIPTION:

RISK ASSESSMENT # : UOW02010

ROOF ACCESS:

Multiple access points to roof and landings:

- 1) External fire stairs (North) Caged fire stairs lead up to roof on the northern side of the building
- 2) External fire stairs (South) Caged fire stairs lead up to roof on the southern side of the building
- 3) Plantroom north Lift up to plantroom - door on north side leads out to roof
- 4) Plantroom south Lift up to plantroom - door on south side leads out to roof
- 5) Plantroom roof (east) Ladder from enclosed area (accessed from east of plantroom) leads up to plantroom roof
- 6) Plantroom roof (west) Ladder from enclosed area (accessed from west of plantroom) leads up to plantroom roof
- 7) Window cleaning landings On each floor on the east and western sides of the building a sliding door leads out onto a landing accessed to clean the windows

SIGNAGE:

Nil - required

Compliance plates are located on the walkways on east and west of building and beside the ladders accessing the roof of the plant room (the latter were out of date). Beside the doors onn each floor where window cleaners access landings at east and western side of the building were there is a fall restraint system. Anchor points are tagged.

COMPLIANCE PLATES:

SAFE WORK AREA:

2 enclosed areas (north west and south east corners of the plantroom)

ROOFING SYSTEM:

Typical Anchors

HEIGHT OF BUILDING:

4 storey

PITCH:

Flat over concrete areas, low slope over metal roof areas

ROOF CONSTRUCTION:

Concrete main, metal over plantroom

STRUCTURAL INTEGRITY:

Good

VEGETATION:

Nil

ADJOINING ROOFES:

Nil

SERVICES:

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

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

EXISTING SAFETY ITEMS:

Horizontal Lifelines	Yes
Anchor Points	Yes
Vertical Lifelines	No

Handrail	Yes
Walkway	Yes
Parapets	No

Window cleaning
200mm

WORK ACTIVITY DETAILS:

Routine Gutter Maintenance	Yes
Service A/C Plant	Yes
Window cleaning	Yes
Skylight cleaning	Yes

Frequency

Monthly
Every three months
Every six 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 234

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 External Firestairs	Unauthorised Access	Medium	Caged locked	Additional security bars required to prevent climbing around stairs on the outside
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 suncream, hats and remain hydrated and take appropriate breaks
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

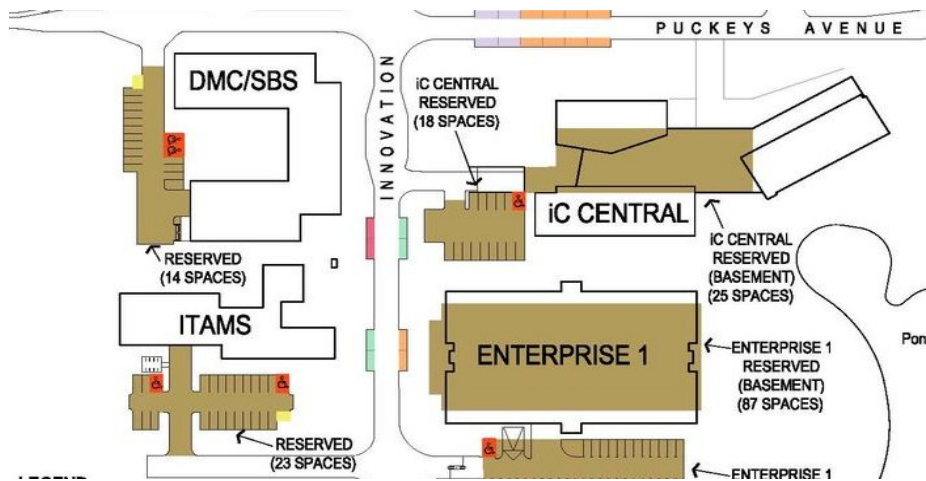
UOW Documentation

Working at Heights Guidelines
Thermal Comfort Guidelines
UOW Roof Access Permit

Other

WorkCover - Safe Working at Heights Guide 2006

Building 234 Roof Safety Assessment



A - location of roof access point
 L - location of ladder

P - location of compliance plate
 _____ Safe Roof Work Area



Building 234 Roof Safety Assessment



External firestairs



Exterior Fire Stairs requiring additional security measures



Access door from plantroom



Stile to western skylights over atrium



Roof over plantroom

Building 234 Roof Safety Assessment



Northern roof from access looking east



Skylights over atrium



Airconditioning and ladder up to roof from western plantroom



Western aspect showing horizontal lifelines used to clean windows



Window cleaning walkway on building exterior