

Roof Safety Survey

GENERAL INFORMATION

CAMPUS: Innovation
BUILDING: 231 - AIIM
DESCRIPTION: Modern three storey with plantroom on roof. Awnings over ground floor and outside walkways along the windows on the first and second floors on the northern side of the building.
RISK ASSESSMENT # : UOW02299
ROOF ACCESS:
1. Awnings Ladder brackets up to awnings
2. Main roof Via door from Plantroom on Northern side
3. Main roof Via door from Plantroom on Southern side
4. Upper roof Ladder via hatch inside Plantroom
5. Walkways - first floor Ladder brackets up to walkway
6. Walkways - second floor/ EMF Roof Access via second floor window in Room 204
SIGNAGE: Nil to roof; Danger Non Trafficable Roof over covered skylight
COMPLIANCE PLATES: Compliance plates are located on the walkways on northern side of the building and beside the ladder accessing the upper roof of the plant room. Also adjacent to the hatch to the upper roof. Anchor points are tagged.
SAFE WORK AREA: Main roof accept over the covered skylight area
ROOFING SYSTEM: RIS static life lines
 Typical Anchors
HEIGHT OF BUILDING: Four storey
PITCH: Flat
ROOF CONSTRUCTION: Concrete and steel
STRUCTURAL INTEGRITY: Good
VEGETATION: Nil
ADJOINING ROOFES: Building 236 EMF

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

EXISTING SAFETY ITEMS:	Horizontal Lifelines	Yes	Handrail	No
	Anchor Points	Yes	Walkway	Yes
	Vertical Lifelines	Yes	Parapets	100

WORK ACTIVITY DETAILS:	Clean Gutters / Routine Maintenance	Frequency	
	Service A/C Plant		

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

Roof Safety Survey

RISK ASSESSMENT

Risk Assessment / Task Location

Building 231

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 sunscreen, 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 2243.8 - 2006 : Safety in Laboratories - Fume Cupboards
AS 2243.9 - 2009 : Safety in Laboratories - Recirculating Fume Cabinets
AS 3666- 2011 : Air-handling & Water Systems for Buildings - Microbial Control
AS 5532 - 2013 : Manufacturing requirements for single-point anchor device used for harness-based work at height

Code of Practice

Safe Work Australia - Managing the Risk of Falls at Workplaces
NSW Health Department Code of Practice for the Control of Legionnaires' Disease

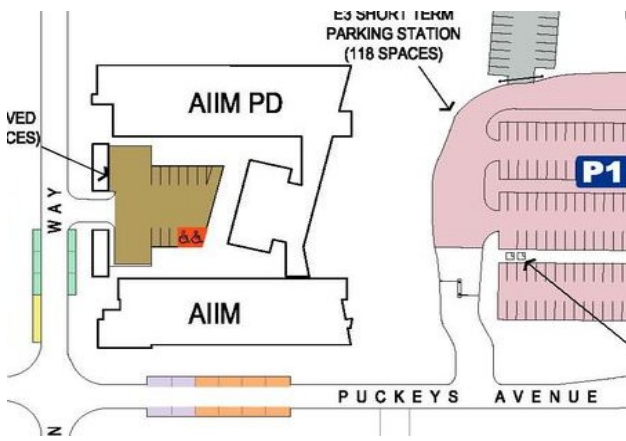
UOW Documentation

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

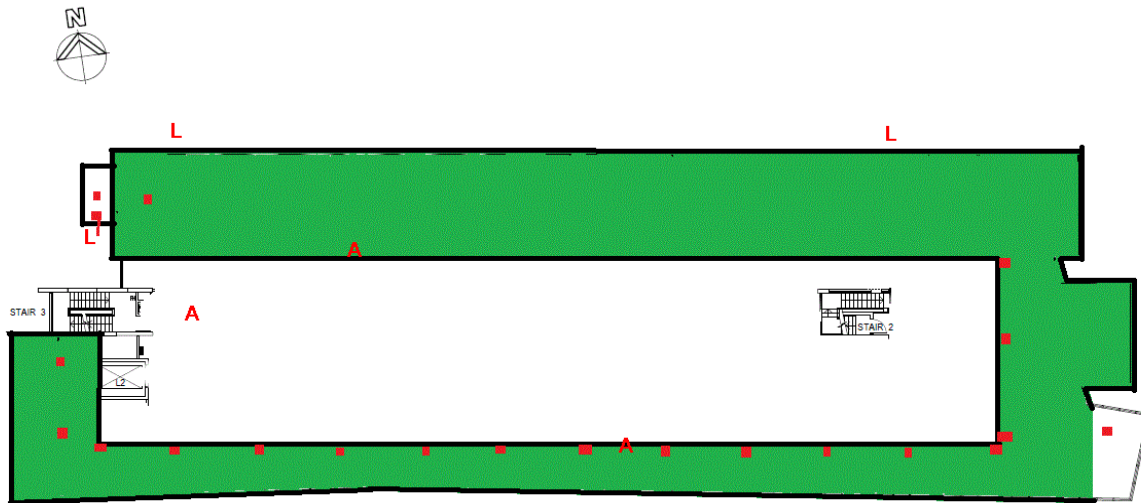
Other

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

Building 231 Roof Safety Assessment



Building 231 Roof Safety Assessment



- L Ladder bracket
- A Roof access point
- Horizontal lifeline
- Anchor Point



Building 231 Roof Safety Assessment



Ladder bracket up to awning



Northern aspect



Link from Building



Lifeline for window cleaning



North access door from Plantroom



Air-conditioning units on south-west side



Southern side of roof

Building 231 Roof Safety Assessment



Skylight covering now enclosed - unsafe



North west awning



Anchor point on north west corner



Northern roof



Ladder and hatch in plantroom to upper roof



Vertical lifeline on ladder



Upper roof looking east from hatch



Upper roof looking west from hatch