Kooloobong Roof Safety Assessment

Roof Safety Survey

GENERAL INFORMATION
CAMPUS: Wollongong Residential
BUILDING: Kooloobong

DESCRIPTION: Single, double and 3 storey residential units with tile concrete roofs. Units 5-9, 13 and 14 have glass atrium areas on their southern face. Guy wires hazards on roof of Units 29-42.
RISK ASSESSMENT #: UOW01710
ROOF ACCESS: No permanent access points - temporary ladder or EWP required to access roof or access gutters
SIGNAGE: Nil
COMPLIANCE PLATES: Nil
SAFE WORK AREA: None
ROOFING SYSTEM: NA

HEIGHT OF BUILDING: Various single, double and three storey buildings
PITCH: Various between 15 and 40 degrees
ROOF CONSTRUCTION: Concrete tile
STRUCTURAL INTEGRITY: Sound but some tiles could be cracked or loose

VEGETATION: Yes - some section of roofing have a large amount of leaf litter from over-hanging trees
ADJOINING ROOFS: Nil

SERVICES:
<table>
<thead>
<tr>
<th>Gutters</th>
<th>Yes</th>
<th>Satellite Dishes</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C Units</td>
<td>No</td>
<td>Antenna</td>
<td>Yes</td>
</tr>
<tr>
<td>Exhaust Fans</td>
<td>No</td>
<td>Skylights Domes</td>
<td>Yes</td>
</tr>
<tr>
<td>Ducts</td>
<td>No</td>
<td>Glass Skylights</td>
<td>Yes</td>
</tr>
<tr>
<td>Roof Ventilators</td>
<td>No</td>
<td>Pipework</td>
<td>No</td>
</tr>
</tbody>
</table>

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

WORK ACTIVITY DETAILS:
| Clean Gutters / Routine Maintenance | Frequency | Every 3 months |

Note: Before commencing any work obtain Roof Permit from Facilities Management Division
## Roof Safety Survey

### RISK ASSESSMENT

<table>
<thead>
<tr>
<th>Activity/Service Item</th>
<th>Potential Hazards</th>
<th>Risk Level</th>
<th>Control Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to Roof</td>
<td>Temporary Ladder - Falling</td>
<td>M</td>
<td>Maintain 3 points of connection and secure ladder at top and bottom.</td>
</tr>
<tr>
<td>Access to Roof EWP</td>
<td>Falling</td>
<td>H</td>
<td>Suitable access to roof to be determined.</td>
</tr>
<tr>
<td>Access to Roof</td>
<td>Unauthorised access</td>
<td>M</td>
<td>All access points to roof are locked and made secure so are not accessible by unauthorised persons; signage.</td>
</tr>
<tr>
<td>Access to Roof</td>
<td>Steep pitch</td>
<td>H</td>
<td>Establish temporary fall arrest system.</td>
</tr>
<tr>
<td>Access roof</td>
<td>Falling</td>
<td>H</td>
<td>Establish temporary fall arrest system.</td>
</tr>
<tr>
<td>Access roof</td>
<td>Slips, trips - Vegetation</td>
<td>H</td>
<td>Regular cleaning of gutters.</td>
</tr>
<tr>
<td>Glass Roofs</td>
<td>Falling near or through skylight. There is no safe access around the glazing.</td>
<td>H</td>
<td>Signage or barriers to prevent access or as a minimum ensure Horizontal Lifeline and Anchors used correctly.</td>
</tr>
<tr>
<td>Gutter Maintenance on Roof and Awnings</td>
<td>Falling</td>
<td>H</td>
<td>Nil</td>
</tr>
<tr>
<td>General</td>
<td>Trip Hazard - Roof tiles (loose or cracked)</td>
<td>H</td>
<td>Safe Work Procedure</td>
</tr>
<tr>
<td>Gutter Maintenance</td>
<td>Falling</td>
<td>H</td>
<td>Work Platform, Handrail, Horizontal Lifeline, or a minimum of anchor points.</td>
</tr>
<tr>
<td>General</td>
<td>Environmental Hazards - Spiders, Wasps, and other insects</td>
<td>M</td>
<td>Appropriate PPE and insect repellent; Pest control as required.</td>
</tr>
<tr>
<td>General</td>
<td>Weather Trips/Slips - Wet Roofs</td>
<td>H</td>
<td>Safe Work Procedure</td>
</tr>
<tr>
<td>General</td>
<td>Weather - Windy Condition</td>
<td>H</td>
<td>Safe Work Procedure</td>
</tr>
<tr>
<td>General</td>
<td>Weather - Hot Conditions</td>
<td>M</td>
<td>Thermal Comfort Guidelines</td>
</tr>
</tbody>
</table>

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**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.

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**Risk Assessment and Roof Safety Survey**

- Access to Roof: Temporary Ladder - Falling
  - Maintain 3 points of connection and secure ladder at top and bottom.

- Access to Roof EWP: Falling
  - Suitable access to roof to be determined.

- Access to Roof: Unauthorised access
  - All access points to roof are locked and made secure so are not accessible by unauthorised persons; signage.

- Access to Roof: Steep pitch
  - Establish temporary fall arrest system.

- Access Roof: Falling
  - Establish temporary fall arrest system.

- Access Roof: Slips, trips - Vegetation
  - Regular cleaning of gutters.

- Glass Roofs: Falling near or through skylight. There is no safe access around the glazing.
  - Signage or barriers to prevent access or as a minimum ensure Horizontal Lifeline and Anchors used correctly.

- General: Trip Hazard - Roof tiles (loose or cracked)
  - Safe Work Procedure

- General: Environmental Hazards - Spiders, Wasps, and other insects
  - Appropriate PPE and insect repellent; Pest control as required.

- General: Weather Trips/Slips - Wet Roofs
  - Safe Work Procedure

- General: Weather - Windy Condition
  - Safe Work Procedure

- General: Weather - Hot Conditions
  - Thermal Comfort Guidelines

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**Risk Control**

- Ladder bracket for securing ladder.
- Maintain 3 points of connection and secure ladder at top and bottom.
- Trained operators - tiled roof - steep pitch and unprotected.
- On-going cleaning and removal of over-hanging tree limbs.
- Work Platform, Handrail, Horizontal Lifeline, or a minimum of anchor points.
- Work Platform, Handrail, Horizontal Lifeline, or a minimum of anchor points.
Reference Documentation

Legislation
NSW Work Health and Safety Regulation 2011 Part 4.4 Falls

Australian Standards
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 4994.1 - 2009 : Temporary edge protection - General requirements
AS 4994.2 - 2009 : Temporary edge protection - Roof edge protection - Installation and dismantling

Code of Practice
WorkCover - Safe Work on Roofs. Part 1 - Commercial and industrial buildings

UOW Documentation
Working at Heights Guidelines
Thermal Comfort Guidelines
UOW Roof Access Permit
UOW Roof Access Certificate

Other
WorkCover Safety Guide - Portable Ladders February 1999
WorkCover - Safe Working at Heights Guide 2006