

Item: Conditions 18 & 19

Date: 02.02.2024

Roof Access Strategy

All access to the roof areas will be for planned maintenance and will be managed by the building management company.

A booking in and permit system will be set up by the building management company and it will be their responsibility to review and approve the risk assessments and method statements of any contractors undertaking any element of works to the roof areas. This will include any directly employed operatives. The building manager will be required to inspect certificates of training for any operatives where use of the mansafe latchway system is required.

The building management company will be responsible for ensuring that any fixed fall arrest system – latchway and the like, are maintained and tested to current regulations and frequencies.

Access to each roof is via a fixed ladder and roof access hatch at the top landing of each stairway. The stairway is access by an electronic fob. The access hatch has been sized to allow for plant replacement. The ladder access is installed behind a locked personnel access door in an enclosure on the top landing. The respective method statements will require to clarify that the personnel door is locked behind maintenance operatives accessing the roof to prevent unauthorised access.

Access around the roofs is by paved walkways. This allows level access to plant areas as well as to perform soil vent pipe and rainwater pipe maintenance. The walkways are detailed on ECE architects drawing LD504-ECE-ZZ-RF-DR-A-0111. This drawing also details the mansafe latchway locations.