

Building Details		
Building Name: Helen Mayo South Building No: NT 31	Date of Inspection: 26/07/2023	Inherent Risk <div style="background-color: green; color: white; text-align: center; padding: 5px;">Medium</div>
	Keys required: Roof Space and Plant Room	

Roof Access Details

- Right of Access Permit is only for visual inspection and a different permit is required before commencing any work on the roof.
- A Lock Out/Tag Out procedure has been implemented for Fume Cupboards
- Parapets are not a fall arrest system unless part of a submitted SWMS.

There is internal access to the roof from the Level 6 lift lobby area. Access is via stairs (S601) to Level 7 (S701) to the roof. A roof key is required to unlock the roof door.



Roof Plant



Roof Plant



Roof Plant



Roof Plant

No access unless a safe system of work is in place to ensure the risk of a fall has been minimised (2012 SA WHS Regulations Part 4), this could include using industrial fall arrest harness attached to the static lines or anchor points if available.

Roof Space

There is internal access into the roof space from the roof. Exit door on level 7, turn left and then left again to access roof space (Plant room key required). As you enter, light is on right hand side.



Entrance



Light



Electrical Board



Walkways

Roof Details

Roof Material: Terracotta Tiles Membrane	No. of Roofs on Building: Two (2)
Pitch: < 15° Membrane 15° to 30 Terracotta	Roof Height (m): 7 Storeys High

Infrastructure HSW Management Sub-System

Roof Inspection Check



Gutter Details: External Gutter X	Fragile Panels / areas: Terracotta roof
Access: Walkways in roof space Fixed ladders on cooling towers	Parapet Details (height, construction): Brick parapet on flat roof approx. 0.8m high. No edge protection on terracotta roof.
Description of Roof & Roof Space Plant: Air conditioners Venting pips/Fume exhausts Lift motor room Chiller Electrical Board	Number: Various Various 1 2 1

RISK ASSESSMENT

	Hazard	Risk Indicator once Controls in place	Control
Hazards	Unprotected roof edges and height of roof – Fall hazard	Rare x Severe Medium	No access to terracotta roofs without a permit to work and a documented safe system of work.
	Dropped objects.	Rare x Severe Medium	Tool lanyards. Do not lean over roof edges.
	Slips and trips	Rare x Moderate Low	Wear safety boots and long trousers.
	Airbourne hazardous chemicals (Venting or Flumes)	Rare x Moderate Low	Check with Building Owner and/or Laboratory Manager and undertake a risk assessment. Contact FM for details
	Weather – Heat, rain, strong winds – Heat exhaustion, dehydration, sunburn, colds, fall hazard	Rare x Minor Low	Do not commence works in extreme weather conditions which will adversely affect workers.
	Working alone	Slight x Major High	A system to ensure lone worker's welfare needs to be in place.
	Other Information	1. The method of access to rooftop shall depend on the specific job task being undertaken and risk assessment completed prior to commencement of work and included in Job Safety Analysis (JSA) or Safe Work Method Statement (SWMS) or Safe Work Procedure (SWP) and Safe Work Instruction (SWI); 2. Access and work on roof top when weather is clear, dry and no high winds; 3. Footwear must be toe steel capped and comply with AS/NZS 2210 for type 1 safety footwear; 4. Sun protection policy and procedure is in place when working outdoors; 5. Tools to be carried in tool belt; and 6. Plant and equipment must be well maintained and serviced regularly.	
Instructions	1. Undertake roof access in accordance with the University of Adelaide Infrastructure Management Sub-System 2. Roof Access Permit to be obtained prior to roof access; 3. Venting or Fumes - airborne hazardous chemicals: check with Building Owner, Laboratory Manager and/or the Maintenance Service Centre and undertake a risk assessment; 4. Ensure that tools are secured on their person or a safe work method for bringing tools to and from the task has been determined prior to commencement of job; and 5. Do not carry out any tasks within on an unguarded roof edge or fall hazard, unless a safe system of work is in place to ensure the risk of a fall has been minimised.		

LIKELIHOOD TABLE	
Category	Description
Almost certain	There is an expectation that an event/incident will occur.
Likely	There is an expectation that an event/incident could occur but not certain to occur.

CONSEQUENCES TABLE	
Category	Description
Severe	Injury resulting in death, permanent incapacity
Major	Injury requiring extensive medical treatment, hospitalisation, or activities could result in a Notifiable occurrence.

Infrastructure HSW Management Sub-System

Roof Inspection Check



Slight	This expectation lies somewhere in the midpoint between "could" and "improbable"	Moderate	Injury requires formal medical treatment (hospital outpatient/doctors visit etc), activities could result in an Improvement Notice.		
Unlikely	There is an expectation that an event/incident is doubtful or improbable to occur	Minor	Injury requires first aid		
Rare	there is no expectation that the event/incident will occur	Negligible	Injury requires minor first aid (e.g. band aid), or result in short term discomfort (e.g. bruise, headache, muscular aches, etc)		
RISK RATING					
Likelihood	Consequences				
	Negligible	Minor	Moderate	Major	Severe
Almost Certain	Medium	High	Very High	Very High	Very High
Likely	Medium	Medium	High	Very High	Very High
Slight	Low	Medium	High	High	Very High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Medium	Medium