

Infrastructure HSW Management Sub-System

Roof Inspection Check

Building Details

Building Name: Callaghan Building	Date of Inspection: 09/08/2023	Inherent Risk
Building No: RW020	Keys required: Plant room & Roof access	Medium

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.

Enter Callaghan building, walk to far wall and turn left, open plant room door (G6), light is on the right side. An internal stairway leads to the roof door, a roof access key is required to open the door.



Ladder to door



Roof access door



Flume unit



Upper roof



Upper roof

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 Details

Roof Material: Spandek	No. of Roofs on Building: 2 (upper (east and west) and lower)
Pitch: Near Flat (<5°)	Roof Height (m): Approximately 5 metres
Gutter Details: External Gutter X Box Gutter X	Fragile Panels / areas: Nil
Access: Walkways X Fixed Ladders X	Parapet Details (height, construction): 700mm in height lower roof
Description of Roof Plant: Air conditioners 9 Fume vents 2 Extraction units 5 Spotlights 3 Tv Antenna 1	

Other Details:
Potential for exposure to fumes – Liaise with Faculty Technical Manager to arrange appropriate timing for access.

RISK ASSESSMENT

Hazards	Hazard	Risk Indicator once Controls in place	Control
Hazards	Airbourne hazardous chemicals (Venting or Flumes)	Rare x Major Medium	Check with Building Owner and/or Laboratory Manager and undertake a risk assessment. Contact FM for details
	Unprotected roof edges – Fall hazard	Rare x Severe Medium	No access to roof without a permit to work and a documented safe system of work.
	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.
	Slips and trips	Rare x Moderate Low	Wear safety boots and long trousers.
	Other Information	<ol style="list-style-type: none"> 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); Access and work on roof top when weather is clear, dry and no high winds; Footwear must be toe steel capped and comply with AS/NZS 2210 for type 1 safety footwear; Sun protection policy and procedure is in place when working outdoors; Tools to be carried in tool belt; and Plant and equipment must be well maintained and serviced regularly. 	
Instructions	<ol style="list-style-type: none"> Undertake roof access in accordance with the University of Adelaide Infrastructure Management Sub-System Roof Access Permit to be obtained prior to roof access; Venting or Fumes - airborne hazardous chemicals: check with Building Owner, Laboratory Manager and/or the Maintenance Service Centre and undertake a risk assessment; 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 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		CONSEQUENCES TABLE	
Category	Description	Category	Description
Almost certain	There is an expectation that an event/incident will occur.	Severe	Injury resulting in death, permanent incapacity
Likely	There is an expectation that an event/incident could occur but not certain to occur.	Major	Injury requiring extensive medical treatment, hospitalisation, or activities could result in a Notifiable occurrence.
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

Infrastructure HSW Management Sub-System



Roof Inspection Check

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