

### Building Details

<b>Building Name:</b> Wine Innovation Central <b>Building No:</b> WT76	<b>Date of Inspection:</b> 23/08/2023	<b>Risk</b>  <b>Medium</b>
	<b>Keys Required:</b> Roof swipe card access 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.
- If accessing roof externally a lock out/tag out procedure has been implemented for Fume Cupboards,
- If using a harness all workers accessing the roof must have current Working at Heights training.
- Parapets are not a fall arrest system unless part of a submitted SWMS.

#### Roof

Enter building through main entrance and take lift to level 4. Turn right out of lifts and take either left or right (east or west) corridor to fire stairwell. Enter stairwell and go to level 5 and exit through plant room door 5.01 (west) or 5.02 (east), (swipe card access required).

#### Upper plant roof

Once on roof follow walkway to plant room. Enter plant room through door numbered 5.04 (plant room key required). Once in the plant room climb fixed ladder to roof hatch and unlock padlock (roof access key required).



Eastern roof entrance



Walkway & Plant



Door 5.04



Roof hatch



Plant room roof

**No access to areas without walkways** 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

<b>Roof Material:</b> Iron	<b>No. of Roofs on Building:</b> Four (one main plus one risen plant and two stairwell roofs)
<b>Pitch:</b> < 15° <input checked="" type="checkbox"/> near flat 5°	<b>Roof Height (m):</b> Main: 13m Risen plant: 16
<b>Gutter Details:</b> Box Gutter <input checked="" type="checkbox"/>	<b>Fragile Panels / areas:</b>
Walkways <input checked="" type="checkbox"/> Platforms <input checked="" type="checkbox"/> Plant Platforms Fixed Ladders <input checked="" type="checkbox"/> Inside plant room <b>Other:</b>	<b>Parapet Details (height, construction):</b> 1-1.5m

## Roof Inspection Check

<b>Description of Roof Plant:</b>	<b>Number:</b>
Solar Panels – East side	4
Corrosive cabinet ventilation fans	15
Fume cupboard stacks	32
Cool room condensing units	11
Air con condensing units	9
<b>Other Details:</b>	
Anchor Points	
Lanyard lines	

### RISK ASSESSMENT

	Hazard	Risk Indicator once Controls in place	Controls
Hazards	Unprotected roof edges and height of roofs – Fall Hazard	Rare x Severe Medium	No access to roofs without a permit to work and a documented safe system of work.
	Airbourne hazardous chemicals (Venting or Flumes)	Rare x Severe Medium	Check with Building Owner and/or Laboratory Manager and undertake a risk assessment. Contact FM for details
	Slip/trip hazards on plant platforms and walkways.	Rare x Moderate Low	No running. Wear long sleeve trousers and safety footwear.
	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	Rare x Moderate Low	A system needs to be in place to ensure lone worker's welfare.
Other Information	<ol style="list-style-type: none"> <li>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);</li> <li>Access and work on roof top when weather is clear, dry and no high winds;</li> <li>Footwear must be toe steel capped and comply with AS/NZS 2210 for type 1 safety footwear;</li> <li>Sun protection policy and procedure is in place when working outdoors;</li> <li>Tools to be carried in tool belt; and</li> <li>Plant and equipment must be well maintained and serviced regularly.</li> </ol>		
Instructions	<ol style="list-style-type: none"> <li>Undertake roof access in accordance with the University of Adelaide Infrastructure Management Sub-System</li> <li>Roof Access Permit to be obtained prior to roof access;</li> <li>Venting or Fumes - airborne hazardous chemicals: check with Building Owner, Laboratory Manager and/or the Maintenance Service Centre and undertake a risk assessment;</li> <li>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</li> <li>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.</li> </ol>		

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 <b>could occur</b> 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 <b>doubtful or improbable to occur</b>	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)
<b>RISK RATING</b>			

# Infrastructure HSW Management Sub-System

## Roof Inspection Check



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