

Building Details

Building Name: Elder Hall Building No: NT 11	Date of Inspection: 11/08/2023	Inherent Risk
	Keys required: Roof Space and Plant	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.
- If using a harness attached to an anchor point/static line all workers must have current Working at Heights training and anchor points/static lines must have been certified in the last 12 months.

To access of external roof (western & eastern side), open white louvered doors at back of the stage area (light switch on right side) and a staircase is on your left. Climb staircase until you reach door 105.

Open door, enter vent room and you will see a ladder. Climb ladder, directly on your right climb onto boards placed on vents. Open small door that leads to top of stage, progress to platform above stage and directly to your right is a ladder that leads to a hatch that opens into roof space.

Once in roof space close hatch and on the western side you will see a roof hatch that leads to external ladder and static line.

To access eastern side external roof walk towards southern end and approximately half way down the walkway there is a hatch on the eastern side that leads to an external ladder and static line.



White louvered doors



Staircase



Door 105



Ladder in vent room



Planks on A/C



Door to top of stage



Top of stage



Ladder on platform



Hatch internal



External ladder/ static line (W)

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

To internally access the roof space, follow above directions for accessing external roof.

Railed walkway transverses from back to front of building.



Roof platform



Roof walkway

Roof Inspection Check

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Roof Details

Roof Material: Slate Tiles	No. of Roofs on Building: Two (2)
Pitch: 35° to 45°	Roof Height (m): 2 Storeys High
Gutter Details: External Gutter X	Fragile Panels / areas: Slate roof
Walkways Roof space Platforms Roof space Static line Roof space/External (West & East)	Parapet Details (height, construction): N/A
Description of Roof & Roof Space Plant: Airconditioning	Number: Various

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.
	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	<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	
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

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
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