

Infrastructure Management Sub-System

Roof Inspection Check

Building Details

Building Name: The Bragg Level 6 –West Building No: NT 20	Date of Inspection: 27/07/2023	Inherent Risk
	Keys required: Plant Room & Building	Medium

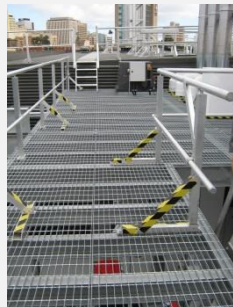
Roof Access Details

- Right of Access Permit is only for visual inspection and a different permit is required before commencing any work on the roof.
- Handrails and parapets are not a fall arrest system unless part of a submitted SWMS.
- 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.
- If accessing roof externally a lock out/tag out procedure has been implemented for Fume Cupboards

Take public lift to level 4, climb to level 5 using the S/E fire stairs, use building key to enter level 5 corridor. Turn right to door 549, access room with a plant room key.



Access Stairs



Grid walkway between roofs



Fall arrest; Western roofs



Plant; Western roof



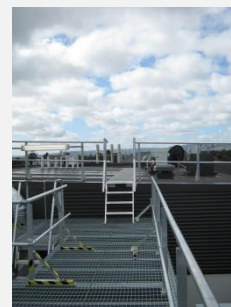
Plant; Western roof



Stairs to lower level of roof



Plant on Eastern roof



Stairs to Eastern roof

Roof Details

Roof Material: Iron & Concrete roof membrane with rocks	No. of Roofs on Building: Three: Central access from plant room below; Main & Southern.
Pitch: Flat	Roof Height (m): Approximately 70 metres
Gutter Details: External Gutter X	Fragile Panels / areas: Nil
Access: Walkways X Platforms X Fixed Ladders X	Parapet Details (height, construction): Nil
Description of Roof Plant: Solar Panels	

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Exhaust flues Aerials & Antennas
Other Details: Static line fall restraint both sides A range of hazardous chemicals (i.e. Hydrofluoric acid, Sulphuric acid) are used in the building and fumes may enter the fume extraction systems posing a potential exposure to airborne hazardous chemicals hazard.

RISK ASSESSMENT

	Hazard	Risk Indicator once Controls in place	Control
Hazards	Unprotected roof edges – 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 Major Medium	Check with Building Owner and/or Laboratory Manager and undertake a risk assessment. Contact FM for details
	Slips and trips	Rare x Moderate Low	Wear safety boots and long trousers.
	Working alone	Slight x Major High	A system to ensure lone worker's welfare needs to be in place.
	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.
	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.
Slight	This expectation lies somewhere in the midpoint between "could" and "improbable"
Unlikely	There is an expectation that an event/incident is doubtful or improbable to occur
Rare	there is no expectation that the event/incident will 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.
Moderate	Injury requires formal medical treatment (hospital outpatient/doctors visit etc), activities could result in an Improvement Notice.
Minor	Injury requires first aid
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

Building Schematic:

Roof



- Static Line
- Purlin Anchor
- Mechanical Anchor
- Surface Mount Anchor Point
- Fall Arrest Anchor
- Bolted Post Anchor
- Diversion Anchor
- Davit Cup
- Davit Cup
- Davit Cup
- Post
- Unknown Fixing Type
- Access Point
- Inaccessible Location In Black
- Unknown Anchor

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