

Bio-Diverse Roofs – Maintenance Access Strategy

The Problem / Challenge

Roof access fall prevention methods proportionate to the frequency of access requirements for maintenance activities whilst considering other design issues of “green” roofs.

The Risks

Falls from height by maintenance operatives or roof workers. Access is unlikely to be entirely eliminated on any flat or green roof due to inspections, clearance of rainwater outlets etc.



Multiple Access Requirements to be Assessed



Inappropriate Access



Appropriate Method

The Solution

- Collective protection measures should be selected in preference to other methods of protection, especially in areas requiring frequent maintenance.
- Where other factors prevent the addition of roof edge parapets, balustrading or railings, mansafe type fall restraint systems may be appropriate, set back from roof perimeters.
- Fall arrest methods using mansafe systems are the least acceptable option and are only workable if fall recovery and rescue systems are in place.
- Consider adequate means of safe access to roof level for operatives with tools and kit.

The Benefits

Facilities managers, maintenance operatives and inspection staff can make low frequency visits e.g. for rainwater outlet clearance if properly planned measures and training are in place.

Key Points

- Early decisions must be made at Initial Design stages considering frequency of access in various roof zones.
- Detail of the roof access design may require further development at later stages as access need increases.
- Roof-lights and fragile roofing materials are economic, sustainable and aesthetically desirable features which should not be eliminated from design projects purely for reasons of safety.

For Further Information Contact Paul Bussey (Scott Brownrigg) Tel 0207 240 7766