

# Designer Guidance/Case Study– Flat Roof Maintenance Access Options

## Flat Roof Maintenance Access

Permanent ramps, staircases, walkways and platforms with full edge protection are generally by far the safest. Although they may not always be seen as practicable, the reasons for this must be vigorously challenged, as carrying equipment, tools or even notebooks is very difficult. Lateral thinking should be employed to find a way to incorporate them. Typical details are shown in Figure 2.2.

Permanent, fixed ladders (whether vertical or inclined) should be used only rarely, when other options are impracticable or as an escape only alternative. Active consideration should be given to the provision of a permanent latch-way rail to facilitate locking on during use.

Ladders must be limited in length with rest platforms and a platform should be provided where there is a foreseeable need to carry out a task such as operating a valve or opening an overhead trap-door. Each particular scenario must be assessed on its own merits and the specific requirements of the Work at Height Regulations 2005 complied with.

Typical details are shown in Figure 2.2

## CIRIA C686 –Access for Maintenance & Repair

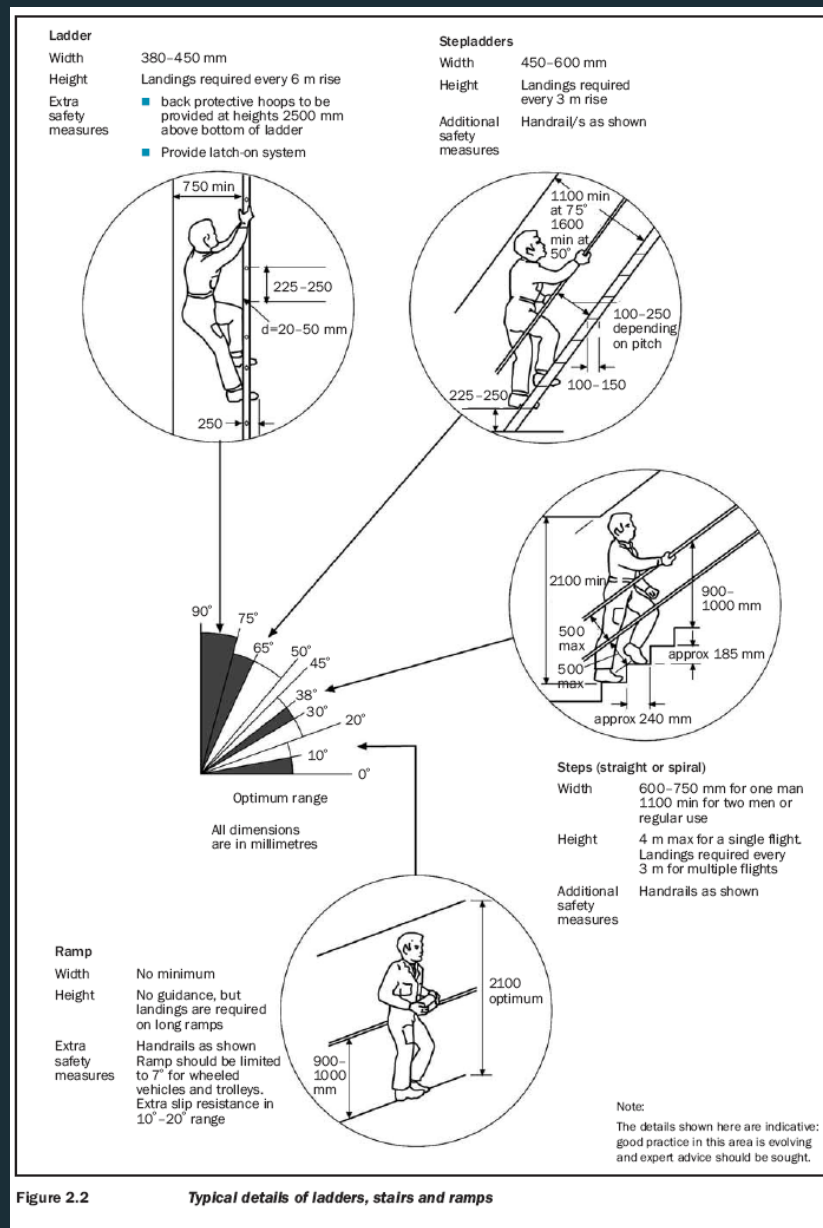


Figure 2.2

Typical details of ladders, stairs and ramps