

## **DIOHAS GROUP**

### **Examples of positive design to reduce risks – Number 1 Submitted by Sheppard Robson.**

#### ***Flat roofs & maintenance access***

A large number of projects have plant and equipment located on the flat roofs. For any number of reasons, (planning restrictions for example) it is not possible to install roof perimeter balustrading or parapet protection.

In these cases we recommend that drainage outlets, and other items requiring regular maintenance, are located within the plant enclosure so that members of maintenance staff do not have to proceed beyond the safety of the enclosure itself.

Many roof finishes do not need regular maintenance (more than 3 or 4 times per year), so there is no requirement for members of maintenance staff to access unprotected flat roof areas.

Despite this, on a number of projects it may be a requirement to provide access doors in the perimeter wall of the plant enclosure for long term access to the roof. In these cases, we recommend the provision of special locking devices on these doors that require any operative or maintenance person to obtain, and sign for, two separate keys from two individual HR personnel to gain access through these doors. This gives the client/building owner total control over access to unprotected roof areas.

These doors should also fitted on the inside with a suitable warning notice explaining the procedure above and stating that access is strictly prohibited to any other person.