

# Health & safety in maintenance & repair

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Construction sector safety team

## **Process fire precautions**





- Sources of ignition
  - Work activities
  - Other

- Sources of fuel
  - Waste
  - New materials

## **General fire precautions**





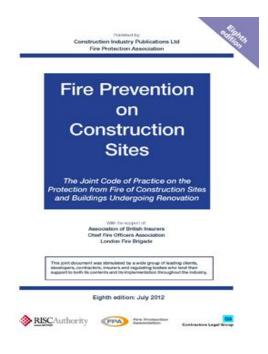
- Escape routes
- Means of raising the alarm
- Existing arrangements for residents
- Fire and Rescue Service

## Further guidance





L153



**JCoP** 



**HSG 168** 

HSE handout – removal & replacement of cladding in tall buildings

## **Asbestos**















#### Roof an dexterior walls

- 1 Roof sheets, slates and tiles
- 2 Guttering and drainpipe
- 3 Wall cladding
- 4 Soffit boards
- 5 Panel beneath window
- 6 Roofing felt and coating to metal wall cladding

#### Boiler, vessels and pipe work

- 7 Lagging on boiler, pipework, calorifier etc.
- 8 Damaged lagging and associated debris
- 9 Paper lining under non-asbestos pipe lagging
- 10 Gasket in pipe and vessel joints
- 11 Rope seal on boiler access hatch and between cast iron boiler sections
- 12 Paper lining inside steel boiler casing
- 13 Boiler flue

#### Ceilings

- 14 Spray coating to ceiling, walls, beams/columns
- 15 Loose asbestos in ceiling/floor cavity
- 16 Tiles, slats, canopies and firebreaks above ceilings
- 17 Textured coatings and paints

#### Interior walls/panels

- 18 Loose asbestos inside partition walls
- 19 Partition walls
- 20 Panel beneath window
- 21 Panel lining to lift shaft
- 22 Panelling to vertical and horizontal beams
- 23 Panel behind electrical equipment
- 24 Panel on access hatch to service riser
- 25 Panel lining service riser and floor
- 26 Heater cupboard around domestic boiler
- 27 Panel behind/under heater
- 28 Panel on, or inside, fire door
- 29 Bath panel

#### Flooring materials

30 Floor tiles, linoleum and paper backing, lining to suspended floor

#### Air handling systems

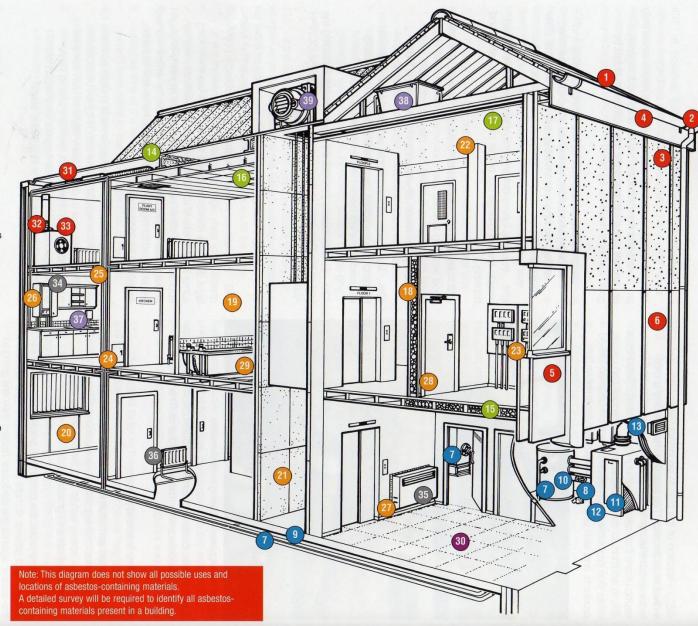
- 31 Lagging
- 32 Gaskets
- 33 Anti-vibration gaiter

#### Domestic appliances

- 34 Gaskets, rope seals and panels in domestic boilers
- 35 'Caposil' insulating blocks, panels, paper, string etc in domestic heater
- 36 String seals on radiators

#### Other

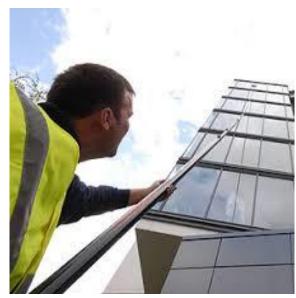
- 37 Fire blanket
- 38 Water tank
- 39 Brake/clutch lining



## Work at height



- Remains main cause of construction fatalities and a significant cause of specified (major) injuries
- Assess the work before it starts and follow the hierarchy
- Select the method of work and type of equipment that is most appropriate





### **Short duration work**





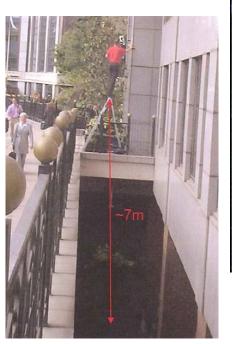








Figure 1 Step-by-step diagram

can you AVOID working at height in the first place?

If NO. go to PREVENT

Do as much work as possible from the ground.

Some practical examples include:

- using extendable tools from ground level to remove the need to climb a ladder
- installing cables at ground level
- lowering a lighting mast to ground level
- ground level assembly of edge protection

Can you PREVENT a fall from occurring?

If NO, go to MINIMISE

#### You can do this by:

- using an existing place of work that is already safe, eg a nonfragile roof with a permanent perimeter guard rail or, if not
- using work equipment to prevent people from falling

Some practical examples of collective protection when using an existing place of work:

 a concrete flat roof with existing edge protection, or guarded mezzanine floor, or plant or machinery with fixed guard rails around it

Some practical examples of collective protection using work equipment to prevent a fall:

- mobile elevating work platforms (MEWPs) such as soissor lifts
- tower scaffolds
- scaffolds

An example of personal protection using work equipment to prevent a fall:

 using a work restraint (travel restriction) system that prevents a worker getting into a fall position Can you MINIMISE the distance and/or consequences of a fall?

If the risk of a person falling remains, you must take sufficient measures to minimise the distance and/or consequences of a fall.

Practical examples of collective protection using work equipment to minimise the distance and consequences of a fall:

 safety nets and soft landing systems, eg air bags, installed close to the level of the work

An example of personal protection used to minimise the distance and consequences of a fall:

- industrial rope access, eg working on a building façade
- fall-arrest system using a high anchor point

Using ladders and stepladders

For tasks of low risk and short duration, ladders and stepladders can be a sensible and practical option.

If your risk assessment determines it is correct to use a ladder, you should further MINIMISE the risk by making sure workers:

- use the right type of ladder for the iob
- are competent (you can provide adequate training and/or supervision to help)
- use the equipment provided safely and follow a safe system of work
- are fully aware of the risks and measures to help control them

Follow HSE guidance on safe use of ladders and stepladders at www.hse.gov.uk/work-at-height/ index.htm



## **MEWPs**

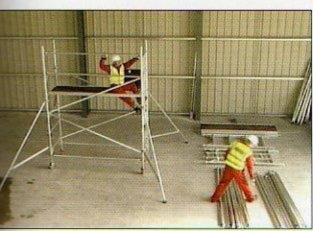






## **Work platforms**











## Ladders/stepladders







