

Building owners: Rooftop anchorage

When work is to be carried out on the roof edge without a guardrail or on the face of a building over 3 metres (10 ft) above grade, it is the responsibility of the building owner to **ensure** that suitable anchorage is available for the installation of suspension and tieback lines and a fall restraint or fall arrest system, as required.

The building may have adequate anchorage points on the roof, such as a mechanical room, parapet walls, or other structures of sufficient strength. Anchorage points must be appropriately situated and meet the load requirements of 22 kN (5,000 lb).

Anchorage: A fixed support to which the anchorage connector is connected. An anchorage is generally a structural member—a beam, girder, column, etc.—or a fabricated anchor attached to a floor, roof, or wall.

If the building does not have any suitable and properly positioned points of anchorage on the roof, then fabricated anchors may need to be installed.

All permanent anchors must be certified in writing by a professional engineer as having the required load capacity. Anchors must comply with *CSA Standard CAN/CSA-Z91-M90* for window cleaning.

Anchors must be inspected by a qualified person before use on each workshift.

Note: Independent of WCB requirements, the manufacturer or a professional engineer may specify annual inspection of permanent anchors to ensure that the integrity of the anchorage/anchors is maintained.

The following is a list of potential hazards and concerns that building owners may need to pass on to the contractor:

- High-voltage lines in close proximity
- Energized electrical equipment requiring lockout
- Contamination from exhaust, leaks, or any other source
- Vehicle and pedestrian traffic
- Fragile roof, cornices, parapets, balcony railing, or any suspected deficiencies in the building structure that could pose a hazard
- Cellphone antennas and microwave or any other electronic equipment that could pose a hazard on the roof or could disrupt service

When using contractors, the building owner must comply with section 119 of the *Workers Compensation Act* (see page 2).

When the building owner directly employs the workers, the owner must also comply with sections 11.3 and 11.4 of the Occupational Health and Safety Regulation (see page 2).

For further information on the owner's responsibilities as a contractor, see the WorkSafe bulletin 02-03, "Exterior building contractors: Rooftop anchors."



The following requirements are meant to be used in conjunction with all other applicable sections of the *Workers Compensation Act* and the Occupational Health and Safety Regulation.

Workers Compensation Act

General duties of owner

- 119** Every owner of a workplace must
- (a) provide and maintain the owner's land and premises that are being used as a workplace in a manner that ensures the health and safety of persons at or near the workplace,
 - (b) give to the employer or prime contractor at the workplace the information known to the owner that is necessary to identify and eliminate or control hazards to the health or safety of persons at the workplace, and
 - (c) comply with this Part, the regulations and any applicable orders.

Occupational Health and Safety Regulation

Fall protection plan

- 11.3** (1) The employer must have a written fall protection plan for a workplace if
- (a) work is being done at a location where workers are not protected by permanent guardrails, and from which a fall of 7.5 m (25 ft) or more may occur,
 - (b) the employer uses a safety monitor and control zone or other work procedures as the means of fall protection, or
 - (c) the board so directs, because a fall may involve an unusual risk of injury.
- (2) The fall protection plan must be available at the workplace before work with a risk of falling begins.
- (3) The plan must specify
- (a) the fall hazards expected in each work area,
 - (b) the fall protection system or systems to be used in each area,
 - (c) the procedures to assemble, maintain, inspect, use and disassemble the fall protection system or systems, and
 - (d) the procedures for rescue of a worker who has fallen and is suspended by a personal fall protection system or safety net, but is unable to effect self rescue.

Instruction of workers

- 11.4** Before a worker is allowed into an area where a risk of falling exists, the employer must ensure the worker is instructed in the fall protection system for the area and the procedures to be followed.

