

ROOF ACCESS

Application: Roof access shall be incorporated into the design of each new building as required to accommodate the maintenance requirements of equipment or other systems installed on the roof. In addition, if new equipment or systems are added to an existing building roof, the appropriate roof access must be added as part of the project.

Access Type: Access requirements will vary depending upon the amount and type of maintenance required for the systems installed on the roof. Examples of items that require substantial maintenance are HVAC equipment (other than roof exhausters/toilet exhaust fans), photovoltaic cells and "green roof" vegetation.

The following list summarizes acceptable types of roof access, beginning with access to systems with the greatest maintenance requirements to the least. Owner shall be consulted to determine the appropriate type of roof access.

1. Elevator
2. Interior stairs w/ exterior door
3. Interior stairs w/ large hatch
4. Interior ships ladder w/ hatch
5. Exterior stairs
6. Exterior ships ladder
7. Exterior ladder

In some cases, exterior stairs may be preferred to interior ships ladders. This must be evaluated on a case-by-case basis.

Alternating tread stairs are not allowed. In no case shall a portable ladder be required. Exterior ladders from the ground or first floor level to the roof of a one story building shall be avoided due to the propensity for students or the public to climb them. Every effort shall be made to locate said ladder indoors and readily accessible by maintenance staff (preferably in a locked mechanical equipment room). Access to the roof shall not be through a private office or lab, or through a classroom.

Any roof access that is accessible to the public shall incorporate a lockable/securable barrier that limits access to appropriate employees. Locks shall be keyed as required by key services.

Finish: The level of finish shall be determined by the visibility from the street. In a relatively hidden or obscure location, high quality black paint on steel may be acceptable. However, if the stairway or ladder is visible from the ground or adjacent offices and classrooms, then it shall be galvanized and painted. Aluminum is preferred for highly visible locations.

Safety Tie-offs: OSHA compliant safety tie-offs shall be provided as needed to allow safe access to every part of the roof or any equipment mounted thereon.