

HEALTH AND SAFETY ADVISORY

ELEVATOR/ESCALATOR TRADE: SAFE ACCESS TO ROOFTOP MACHINE ROOMS

The elevator industry has noticed that many building owners do not provide safe access to rooftop machine rooms. As described in Section 37 of the Elevating Devices Regulation (Ontario Regulation 209/01), the Technical Standards and Safety Authority (TSSA) requires building owners to ensure

- an unobstructed way to get to and from elevating devices
- safe and unobstructed access to the machinery spaces, including the electrical equipment of the elevating device, regardless of weather condition.

Access to machine rooms is important for the safety of workers, especially if people are stranded in an elevator. Such situations can happen at any time of day or night, and in any weather condition.

In response to this concern, on 27 November 2008, TSSA issued an **Enforcement Procedure Bulletin** titled **“Safe Roof Access to Elevating and Device Machinery Spaces”**.

WHEN DOES THIS ENFORCEMENT BULLETIN APPLY?

- The bulletin applies to buildings that have a perimeter parapet wall of less than 1070 mm (42”) in height.
- Note that if the parapet height is greater than or equal to 1070 mm (42”) in height, the building owner must still ensure that
 - snow is removed as needed
 - there is secure footing
 - there is no standing water
 - lighting is adequate
 - safety equipment (such as walkways, lifelines, etc.) is maintained properly.

WHAT IS REQUIRED?

If the parapet wall is less than 1070mm (42”) high, an engineered safety system or a walkway including a railing must be installed and maintained to provide safe access for workers across the rooftop to the elevating device’s machinery spaces.

ENFORCEMENT

Failure to comply with these requirements may result in additional inspection fees, inspectors prohibiting you from operating your elevating device, or enforcement action under the *Technical Standards and Safety Act*. Every person who contravenes or fails to comply with the act and regulations is liable for a fine of up to \$50,000 and one year in jail if convicted. Corporations can receive fines of up to \$1,000,000.

REFERENCES

To read the Enforcement Procedure Bulletin, go to

<http://www.tssa.org/CorpLibrary/ArticleFile.asp?Instance=136&ID=B3BC860468634E3B844C861A3FEBBB7E>

or contact TSSA at 1-877-682-8772.



Construction Safety Association of Ontario
1-800-781-2726 www.csa.org



Elevator/Escalator Trade Labour-Management Health and Safety Committee