

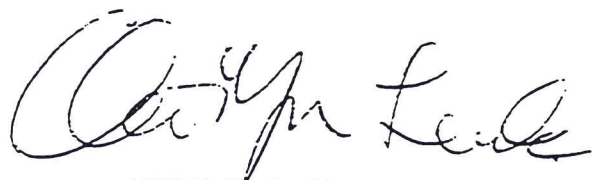
## Facilities for External Maintenance of Buildings

### Introduction

Buildings do require maintenance or repair from time to time throughout their life. Many of the maintenance activities are carried out at height outside the external walls of a building. Examples of these activities include window cleaning, re-painting of walls, overhauling of finishes and repairing of the fabric of the external structure.

### Facilities to be provided

2. It is recognized that the availability of permanent access facilities would help to improve safety at work during external building maintenance. Authorised Persons and Registered Structural Engineers are strongly advised to consider, at the design stage of a project, incorporating such facilities for safe access to the external walls of buildings.
3. One of the common types of access facilities takes the form of a permanent suspended access system comprising a working platform suspended on ropes from a securely mounted overhead structure. Reference should be made to PNAP 185 on the construction and maintenance of suspended working platforms.
4. In the absence of permanent access facilities, provision of alternative permanent features (such as hooks, bolts, holes, platforms) at suitable locations for anchorage of temporary structures or scaffolding should be considered to facilitate future external maintenance and repair works and at the same time, to afford greater protection of the safety of the workers engaged in these works.



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