

This document contains extracts from Ontario Regulation 527/88 (revised September 26, 1991.) relating to fall protection anchors. Refer also to Reg. 859 as amended by O. Reg. 523/92

This Regulation applies to employers, including contractors and sub-contractors, who supply window cleaning services, to workers who engage in window cleaning and to owners of buildings where a worker engaging in window cleaning may fall a vertical distance of three meters or more.

Before any worker begins window cleaning at a building for which a suspended scaffold, boatswain's chair or similar single-point suspension equipment is used, every employer, contractor and sub-contractor who proposes to carry out window cleaning at the building shall give notice of the proposed window cleaning by telephone to an inspector in the office of the Construction Health and Safety Branch of the Ministry that is nearest to the building.

PARAGRAPH REFERENCE	REQUIREMENT
<p>Safety Precautions and Requirements 10. (1)</p> <p>(2)</p> <p>(3)</p> <p>(5)</p>	<p>If a worker who is not working from a ladder is exposed to the hazard of falling more than three meters, the worker shall use a fall arrest system that is adequately secured to a fixed support and arranged so that the worker cannot fall freely for a vertical distance of more than 1.5 meters.</p> <p>The fixed support mentioned in subsection (1) shall be able to resist all arrest forces when a worker falls.</p> <p>The fall arrest system mentioned in subsection (1),</p> <p>(a) shall arrest any fall by the worker without applying a peak force to the worker greater than 8 kilonewtons; and</p> <p>A lifeline used in a fall arrest system,</p> <p>(a) shall be used by only one worker at a time;</p> <p>(b) shall be free from the danger of being chaffed or cut;</p> <p>(c) shall be suspended separately and independently from any suspended scaffold, boatswain's chair or similar single-point suspension equipment;</p>
<p>Scaffolds, Boatswain Chairs and Related Equipment 22.(1)</p> <p>25.</p>	<p>Every scaffold,</p> <p>(a) shall be capable of supporting at least,</p> <p>(i) two times the maximum load to which it is likely to be subjected without exceeding the allowable unit stresses for the materials of which it is constructed, and</p> <p>(ii) four times the maximum load to which it is likely to be subjected without overturning;</p> <p>Sections 26 to 30 apply in respect of every,</p> <p>(a) suspended scaffold that is permanently installed on a building or structure;</p>

	<p>(b) suspended scaffold that is transported in component form and is assembled for use at a work site; and</p> <p>(c) boatswain's chair or similar single-point suspension equipment intended for the support of one worker.</p> <p>28. Every boatswain's chair,</p> <p>(d) shall not be used where the descent exceeds ninety meters;</p> <p>(e) shall only be used to clean windows within arm's reach of a worker who is freely suspended on the primary support line;</p> <p>29.(1) Every static or horizontal line that is rigged between anchor points and to which lifelines or primary support lines are directly attached shall be used as a professional engineer directs, and the professional engineer shall certify the maximum load to be applied to the static or horizontal line.</p> <p>(2) The support capability of an anchor point shall exceed the total breaking strength of all support lines attached to it.</p> <p>30.(1) Every outrigger beam, cornice hook and parapet wall hook that is used to support a primary support line,</p> <p>(a) shall be capable of supporting at least four times the maximum load to which it may be subjected,</p> <p>(i) without overturning, and</p> <p>(ii) without exceeding the allowable unit stress for the materials of which it is constructed;</p> <p>(b) shall be constructed of steel, aluminum or equivalent material; and</p> <p>(c) shall be tied back to a fixed support so as to prevent movement of the outrigger beam, cornice hook or parapet wall hook.</p> <p>31.(2) Every worker who is on, or is in the process of getting on or off a suspended scaffold or boatswain's chair or similar single-point suspension equipment shall be protected by a fall arrest system.</p>
<p>Duties of The Owner of a Building</p> <p>39.(1)</p> <p>(2)</p> <p>(3)</p> <p>40.(1)</p> <p>(2)</p>	<p>Every owner of a building where a suspended scaffold, boatswain's chair or similar single-point suspension equipment is to be used for window cleaning shall prepare a sketch or sketches showing all anchor points and related structures on the building that are suitable and adequate for the attachment of the suspended scaffold, boatswain's chair or similar single-point suspension equipment and the lifeline.</p> <p>The building owner shall provide a copy of the sketch or sketches mentioned in subsection (1) to the person supplying the window cleaning services before the work is begun and no employer may permit a worker to engage in window cleaning using a suspended scaffold, boatswain's chair or similar single-point suspension equipment until the employer has received a copy of the sketches or sketches.</p> <p>The building owner shall post a copy of the sketch or sketches mentioned in subsection (1) at the building near the entrance to the roof.</p> <p>Every owner of a building where sill work is done shall prepare a sketch or sketches showing all anchor points and related structures on the building that are suitable and adequate for the attachment of a lifeline for a worker who performs the sill work.</p> <p>The building owner shall provide a copy of the sketch or sketches mentioned in subsection (1) to</p>

<p>(2)</p> <p>(3)</p> <p>41.(1)</p> <p>(3)</p> <p>(4)</p> <p>(5)</p>	<p>the person supplying the window cleaning services before the sill work is begun and no employer may permit a worker to do sill work until the employer has received a copy of the sketches or sketches.</p> <p>The building owner shall post a copy of the sketch or sketches mentioned in subsection (1) in a conspicuous place where the sketch or sketches are to come to the attention of any worker who does sill work.</p> <p>The owner of a building mentioned in section 39 or 40 shall cause all anchor points and permanently-installed suspended scaffolds to be inspected by a competent person,</p> <p>(a) before being used for the first time;</p> <p>(b) thereafter as often as necessary but not less frequently than recommended by the manufacturer of the anchor points or the suspended scaffolds, as the case may be, and in any case, at least once a year; and</p> <p>(c) when informed under section 43.</p> <p>The competent person making the inspection required by subsection (1) shall immediately upon completion of the inspection report to the building owner any defects or hazardous conditions detected in the anchor points and any permanently-installed suspended scaffold.</p> <p>A building owner shall ensure that any faulty anchor point is repaired and is suitable for use for window cleaning and sill work before being used.</p> <p>A building owner shall keep a record of the inspections of any anchor points and any permanently-installed scaffold at a building in a log book to be maintained and retained as long as the anchor points and suspended scaffold are used, showing,</p> <p>(a) the date on which each inspection is made;</p> <p>(b) the name and signature of the person making the inspection; and</p> <p>(c) any modifications or repairs made to an anchor point or a suspended scaffold, including the date they are made and the name and signature of the person making the modifications or repairs.</p>
<p>Duties of Employers, Supervisors and Workers</p> <p>42. (1)</p> <p>(2)</p> <p>(3)</p> <p>43.</p>	<p>Every employer who proposes to carry out window cleaning using suspended scaffold, boatswain's chair or similar single-point suspension equipment or to carry out sill work shall prepare a work plan in writing, signed by the employer, indicating the manner in which any primary support lines and lifelines used are to be attached to the anchor points or related structures shown on any sketch mentioned in subsection 39(1) or 40(1), and setting such other information as may be required for the safety of workers.</p> <p>The employer shall cause a copy of the work plan referred to in subsection (1) to be provided to each worker who engages in window cleaning or sill work at the building and shall retain a copy for examination by an inspector.</p> <p>No worker shall begin window cleaning that requires the use of a suspended scaffold, boatswain's chair or similar single-point suspension equipment and no worker may begin doing sill work until the worker has received a copy of the work plan referred to in subsection (1).</p> <p>If an employer, supervisor or worker believes that any anchor point or related structure that is used to support a suspended scaffold, suspended work platform, boatswain's chair, similar single-point suspension equipment or lifeline is defective or inadequate, the employer, supervisor or worker shall inform the building owner of this fact immediately.</p>

44.(1)

Every employer of a worker who engages in window cleaning using a suspended scaffold, boatswain's chair or similar single-point suspension equipment and every contractor and sub-contractor who proposes to carry out window cleaning in that manner shall appoint a supervisor.

(2)

A supervisor appointed under subsection (1) shall visit the location of the window cleaning operation at least once daily.

45.(1)

A safety training program shall be established and maintained by every employer whose workers engage in window cleaning using suspended scaffolds, boatswain's chairs or similar single-point suspension equipment to train the workers in common core skills for the safe use of such scaffolds, boatswain's chairs and similar single-point suspension equipment.

(2)

The common core skills referred to in subsection (1) shall include,

- (a) the proper rigging of support lines;
- (b) the inspection for wear of primary support lines and lifelines;
- (c) the safe use of descent control devices;
- (d) the proper use of fall arrest body harnesses including accepted methods for attaching lifelines to buildings or structures; and
- (e) the safe use of suspended scaffolds, boatswain's chairs or similar single-point suspension equipment.

(3)

No worker who has not successfully completed the training program referred to in subsection (1) shall be permitted to engage in window cleaning using a suspended scaffold, boatswain's chair or similar single-point suspension equipment.

(4)

Subsection (3) does not apply to a worker who,

- (a) is being instructed in the safe use of window cleaning and fall arrest equipment; and
- (b) is accompanied by a person who has successfully completed the training program referred to in subsection (1).

(5)

Every employer shall establish and maintain in writing a list of workers who have successfully completed the training program referred to in subsection (1).

Note: A worker who has successfully completed the window cleaning safety course offered by the Construction Safety Association of Ontario will be deemed to have successfully completed the training program required by this section.