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Review façade access and BMU requirements during design

Review façade access and BMU interface requirements during design with an interactive checklist; commentable and export as PDF/Excel for safe façade access.

Project:

Date:

Filled by:

Access Strategy & Coverage

1	Verify façade reach and coverage using elevation grids and cradle envelope overlays; accept 100% vertical/horizontal reach with maximum untreated gap ≤ 300 mm; evidence: annotated PDFs and coverage matrix signed by design lead.
2	Confirm drop zones and rope clearances at setbacks/balconies using section overlays; accept minimum 450 mm clearance from obstructions; evidence: marked sections with dimensions and reviewer initials.
3	Define roof approach routes and staging zones on plans; measure paths; accept clear walkway width ≥ 600 mm and turning radius ≥ 1.5 m; evidence: dimensioned plan and route legend.
4	Validate BMU jib/boom operating angles using manufacturer envelopes; accept all required positions within published limits; evidence: cross-referenced envelope sheets and page numbers on GA drawings.

Structural & Load Interface

5	Confirm BMU rail/davit base reactions with structural engineer via load spreadsheet; accept members and fixings sized per approved project specifications and authority requirements; evidence: signed calc summary and revision record.
6	Coordinate parapet/guard and fall protection heights in sections; accept safe edge protection per approved project specifications and authority requirements; evidence: detailed sections with level callouts and notes.
7	Schedule embedded plates/inserts for rails and davits; set out from gridlines; accept position tolerance ± 10 mm and level ± 5 mm; evidence: embed layout drawing and plate schedule.
8	Review building movement, rail expansion joints, and thermal gaps; accept joints and gaps sized to calculated movements; evidence: movement study excerpt and annotated detail references.

Roof Equipment & Fixings	
9	Align BMU rails/monorails in BIM; check levels along runs; accept variance ± 3 mm over 10 m; evidence: BIM screenshot with spot levels and model timestamp.
10	Set out davit sockets using a coordinated template; accept spacing matching cradle reach and manufacturer setbacks; evidence: setout drawing with manufacturer page reference.
11	Provide dedicated power at BMU park and emergency stops; accept lockable isolator within 1.5 m and circuits per equipment load; evidence: stamped single-line diagram and GA note.
12	Detail wash-down and park area drainage; set falls and traps; accept minimum fall 1:100 to trapped drain; evidence: drainage calc and roof detail cross-reference.

Façade Restraint & Tie-In Points	
13	Locate tie-back anchors near edges/returns; accept spacing and capacity per manufacturer and approved specifications; evidence: anchor schedule with capacities and tag locations on plan.
14	Detail temporary restraint sockets at recesses/atria; accept ratings suitable for rescue loads; evidence: detailed sections with load note and designer initials.
15	Coordinate monorail brackets with cladding substructure; accept fixings into primary structure with resolved thermal/waterproofing interfaces; evidence: coordination minutes and marked details.
16	Confirm ergonomic access to anchors; model reach arcs; accept no connection point requiring reach > 600 mm beyond safe line; evidence: reach diagram on roof plan.

Safety & Compliance	
17	Place fixed lifelines/anchors and signage on roof plan; accept certified lifeline layout per approved project specifications and authority requirements; evidence: plan with sign schedule and product datasheets.
18	Document rescue strategy (rescue anchor, controlled descent/power lowering); accept method achieving retrieval without overexposure; evidence: signed RAMS and rescue diagram.
19	Specify edge protection/temporary barriers for maintenance; accept barrier ratings per approved specifications; evidence: sequencing note, detail reference, and product sheet.
20	Assess wind operating limits and lightning bonding; accept declared safe wind speed and equipotential bonding detail; evidence: wind study extract and bonding schematic.

Coordination & Documentation	
21	Plan equipment lifting/maintenance routes; check roof load limits and door widths; accept clash-free routes within load ratings; evidence: lifting plan signed by structural lead.
22	Compile manufacturer approvals, O&M, and calculations pre-IFC; accept current datasheets and certifications logged; evidence: submittal tracker export and approval stamps.
23	Issue coordinated GA/details through a review meeting; accept zero level-1 clashes and resolved keynotes; evidence: meeting minutes and stamped drawing set.
24	Register residual risks on the design risk log; accept risks communicated to contractor/FM; evidence: risk log entry and distribution list.

Comments:

Filled by:

Signature:

Introduction	How to use this checklist
Review façade access and BMU interface requirements during design ensures safe, efficient maintenance and cleaning are achievable before details are frozen. This checklist focuses on suspended access solutions, BMU tracks and davit bases, tie-back anchors, monorails, fall protection, and coordinated power and drainage. By defining a robust façade maintenance strategy early, the team reduces redesign, prevents clashes, and delivers clear, operable solutions for cradle travel, reach, and rescue. The scope covers architectural layouts, structural reactions, roof build-ups, waterproofing upstands, wind and movement allowances, control wiring, and signage—without prescribing specific code clauses; always confirm per approved project specifications and authority requirements. Typical risks avoided include inaccessible recesses, underdesigned rails, compromised waterproofing, stranded power feeds, and unsafe edge approaches. Outcomes include 100% façade coverage, traceable calculations, and coordinated drawings ready for approval and tender. Use this interactive page to tick items, add comments for design coordination, and export your review as PDF/Excel via a secure QR link.	1. Preparation: Gather current architectural/structural/BIM models, BMU manufacturer envelopes, datasheets, load calculations, and roof build-up details. Bring measuring tools within BIM/CAD, coordination templates, and safety criteria per approved project specifications and authority requirements. 2. Using the Interactive Checklist: Start interactive mode, assign owners and due dates, tick items as verified, and attach annotated drawings, BIM screenshots, and signed calcs. Add comments to record decisions and link detail references. 3. Export and Share: Generate an export as PDF/Excel for design reviews, include embedded links to evidence, and share the QR code so stakeholders can authenticate the latest revision on site or during workshops. 4. Sign-Off and Archive: Capture digital signatures from architect, structural, BMU supplier, and client/FM. Lock the checklist, archive evidence, and issue the approval package to the tender set and project CDE.