



Test façade cleaning-access provisions and safe-reach zones

Test façade cleaning-access provisions and safe-reach zones with an interactive checklist that's commentable and export as PDF/Excel, ensuring full, safe reach coverage for window cleaning.

Project:

Date:

Filled by:

Documentation and Planning

1	Obtain latest approved access plans, permits, and manufacturers' data.
2	Verify calibration of load cells, torque wrench, laser disto, and anemometer; acceptance: in-date certificates; evidence: photos and serial numbers.
3	Conduct task risk assessment and rescue plan review with cleaning contractor; acceptance: signed briefing; evidence: attendance sheet and plan copy.

Permanent Access Systems (BMU/Monorail)

4	Inspect BMU rails, fixings, and end-stops using visual check and torque verification; acceptance: torques within manufacturer value $\pm 5\%$; evidence: torque log and photos.
5	Function-test BMU travel, hoist, and slewing under no-load, then test-load per approved project specifications and authority requirements using calibrated load cell; acceptance: smooth operation, no faults; evidence: video and load readings.
6	Check BMU interlocks, emergency stop, limit switches, and descent device; acceptance: all fail-safe and reset correctly; evidence: checklist screenshots and photos.
7	Inspect monorail alignment and trolley movement with gauge and pull test; acceptance: free travel with no binding; evidence: alignment readings and trolley video.
8	Measure parapet rollers and roof-edge protections for cradle rope path clearance; acceptance: clear of snag points ≥ 50 mm; evidence: measurements and photos.

Rope Access and Anchors

9	Verify anchor IDs, tags, and locations against drawings; acceptance: unique ID present and legible; evidence: tag photos and marked-up plan.
10	Proof-load representative anchors per approved project specifications and authority requirements using calibrated load cell; acceptance: no movement or deformation; evidence: load curve and post-test photos.
11	Check anchor spacing with laser measure; acceptance: spacing matches layout within ± 100 mm; evidence: measurements and reach map overlay.
12	Inspect davit bases, posts, and sockets; perform functional lift with test line; acceptance: stable, plumb within 3 mm/m; evidence: level readings and photos.

Safe-Reach Zones Verification	
13	Create façade grid (e.g., 2 m × 2 m) and mark cleaning panels; acceptance: 100% panels reachable without overreach; evidence: annotated elevation drawing.
14	Simulate cradle drops along each bay; record maximum horizontal reach with tape and arm's-length gauge; acceptance: tasks within safe reach ≤600 mm from body; evidence: measurements and photos.
15	Measure cradle-to-façade standoff; acceptance: stable standoff 100–300 mm without contact; evidence: gauge readings and video during operation.
16	Check for obstructions (signage, fins, ledges) along drop paths; acceptance: bypass distance ≥150 mm or alternative method defined; evidence: obstruction log and photos.
17	Confirm rooftop tie-back lines allow vertical alignment of drop; acceptance: offset ≤100 mm over 10 m; evidence: plumb laser photos and readings.

Power, Controls, and Rescue	
18	Test power supply, RCDs, and emergency lowering per manufacturer instructions; acceptance: trip and reset within specified times; evidence: test button video and timestamps.
19	Verify communication devices (radio/handsets) coverage at ground and roof; acceptance: clear comms every 10 m drop; evidence: call log and signal map.
20	Demonstrate rescue kit readiness (descenders, stretcher) and path; acceptance: retrieval to safe zone ≤10 minutes in drill; evidence: drill video and sign-off.

Handover and Records	
21	Capture as-built reach maps, anchor matrix, and equipment serials; acceptance: records complete and traceable; evidence: uploaded PDFs and photos.
22	Obtain final acceptance signatures from contractor, facility manager, and inspector; acceptance: all actions closed; evidence: digital signatures and QR-secured export.

Comments:

Filled by:

Signature:

Introduction	How to use this checklist
Test façade cleaning-access provisions and safe-reach zones is a focused procedure to validate building maintenance units, monorails, davit systems, rope access anchors, and swing stages for safe, efficient window-cleaning coverage. This checklist concentrates on façade access testing, confirming reach envelopes, interface controls, and rescue readiness while avoiding unrelated topics like interior maintenance or structural façade integrity. By challenging the system with functional runs, proof loads per approved project specifications and authority requirements, and physical reach mapping, you reduce fall hazards, avoid blind spots, and prevent overreaching. You will verify BMU cradles and monorail trolleys, inspect anchor layout and labeling, measure clearances, and confirm emergency descent equipment. The outcome is documented evidence that the access solution reliably reaches all required surfaces within safe working limits, with traceable signatures, calibrated tools, and captured photos. Start in interactive mode to tick off actions, leave comments on findings, attach images, and export a signed report to PDF/Excel with a secured QR code.	1. Preparation: Gather access plans, permits, manufacturer manuals, and calibration certificates. Assemble BMU keys, rope access kit, load cell, torque wrench, laser measure, anemometer, radios, and PPE. Establish exclusion zones and rescue team readiness. 2. Open the checklist on a tablet/phone. Start interactive mode and assign roles to team members (operator, spotter, inspector, photographer) for efficient field execution. 3. During testing: Tick items as completed, add comments for variances, and attach photos/videos and measurement screenshots directly to each step for traceability. 4. Use the reach-map attachment feature to upload annotated elevations. Link grid panels to corresponding checklist items for quick cross-referencing. 5. Pause and resume: Use save points to halt during weather holds or lift operations. The app timestamps entries and preserves location context. 6. Export: Generate a commentable preview, then export as PDF/Excel for stakeholders. The export includes photos, signatures, and tool calibration references. 7. Sign-Off: Capture digital signatures from the contractor, facility manager, and independent inspector. Validate the report via embedded QR code authentication. 8. Archive and share: Store the signed report in your document control system and send the QR-secured link to maintenance and safety teams.