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Welcome to PFAT



Principles of Roof Anchor Technology explained:

On November 18 2016 OSHA required all Building Maintenance Contractors including window cleaners to obtain written anchor point certification from building owners nationwide.

OSHA Reference: 1910.27(b) rope descent systems

The mandatory OSHA required compliance deadline has come and gone: November 20 2017

We help educate Building Owners and the Property Managers who represent them, regarding professional services for placing 5,000 lbs anchor points on the roofs of your buildings. This OSHA requirement must be met, before any contractor sets foot on the roof of the building.

We recommend highest standards set forth by following OSHA 1910 and 1926 regulations, ANSI Z359 Fall Protection Standards, A120 Scaffold Standards, ASTM Test Methods, if available, and former AWCA I-14.1 Safety Standards.

Here is what we at PFAT believe will help stand the test of time. Note that Anchor Points must be initially certified by the owner re-certified every ten (10) years or every five (5) years, if the anchor manufacturer (eg. adhesive anchors) feels it is necessary. This means they must be physically tested to OSHA required 2,500 lbs. (proof load) Thereafter, the anchor must be visually inspected annually, minimally by a Competent Person (or Subject Matter Expert) with records kept by the owner.

That testing at the start and each decade may be by pulling one anchor against another provided the Structural Engineer on the project has certified the 360 degree reliability of test results per OSHA regulations.

PFAT encourages adoption of the Anchor Point process as described here and be no less than a protocol used by a **Team of Four Professionals**:

1. **Qualified Person** (OSHA 1926.32(m) Registered Architect ARA and/ or Registered Structural Engineer PE if any calculations and mathematical work is required to certify designs), prepares drawings of anchors and prepares numbering system to cross-reference each anchor location and/or structural deficiencies for installing anchor points for fall protection lifelines and load lines for swing scaffolds and single point suspended scaffolds (Bosun Chairs). Note: A Competent Person in scaffolding may be able to use his experience additionally for part of this work
2. **Certified Safety Professional, CSP** who is capable of analyzing hazards with lifelines and loadline use and misuse, reviews equipment instructions and prepares notices on the building of proper anchor usage requirements. Inspects annually for damage and reports to the building owner. NOTE: a separate Safety Professional should inspect fall arrest systems usage and loadline equipment periodically before use for damage and compatibility.
3. **Subject Matter Expert** who is a Competent Person representative, usually from a window cleaning company capable of determining the correct location of each Anchor location for the work anticipated in conjunction with the owner's representative. (OSHA 1926.32(f))
4. **Competent Fabricator and Installer** who is capable and experienced in using the drawings and with owner representative input to design, manufacture, install the Anchors successfully. A standardized test method of pulling one Anchor Point against another Anchor Point must be certified by the Structural Engineer for 360 degree reliability according to the OSHA Regulation

Call PFAT now 1-800-372-7775 to discuss our recommendations to go forward for a local source of Anchor Point design, safety and fabrication vendors, including your existing vendors and answer your questions

Members List

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