

THE BUILDING MAINTENANCE COMPANY RISK ASSESSMENT



GRA18

GENERIC

X

SITE SPECIFIC

Activity/Element
Use of Bitumen (or similar) Boilers/Cauldrons

Potential Hazards
Injuries due to Fire/Explosion. Serious Burns, Boiler ignition. Boiler fire igniting adjacent to building or materials. Environmental Issues

RISK RATING: Consequence x Likelihood = Risk Rating

Consequence	Likelihood	Risk Rating
1 Negligible/No effect 	1 Extremely Remote 	1-4 Trivial
2 Marginal 	2 Remote 	5-8 Acceptable
3 Critical 	3 Reasonably Probable X	9-12 Substantial X
4 Catastrophe X	4 Probable 	13-16 Intolerable

BEFORE CONTROLS:

CONSEQUENCE

4

LIKELIHOOD

3

RISK RATING

12

People Affected by the works:-

Members of the Public

X

Site Staff

X

Site Operatives

X

Visitors to Site

X

CONTROL MEASURES:

- Establish the need, or not, for 'Hot Work Permit'.
- The Risk Assessment must include for Adverse Events/Emergencies e.g. Fire and Evacuation.
- Bitumen boilers must only be used by fully trained, accompanied employees.
- Employees must wear suitable protective equipment at all times.
- Always inspect hoses for crushing or damage and ensure all valves are fully closed before changing any cylinders.
- Boilers must always stand within a Spill Tray, on a firm level base and never left unattended or moved when lit.
- With overfills/overflows the LPG cylinder must be turned off, and any spill should be contained using dry sand or earth and left to cool. No attempt should be made to remove or recover any spillage of hot bitumen.
- Suitable fire extinguisher, (dry powder) to be available in the vicinity of boiler and operators trained in the use of.
- If boiler is to be used on a roof, it must stand in the Spill Tray and on flame retardent material.
- LPG cylinders must be at least 3m from boiler with hoses inspected, properly connected and checked for leaks.
- Open buckets must not be used for transporting/hoisting hot materials.
- Any materials and other ignition sources must not be stored in the vicinity of any boiler.
- Blocks of Bitumen must never be thrown into the boiler! Boiler must always be covered by a lid.
- Where boilers are situated in areas where members of public have access they must be fenced off.
- Hoses or torches must not be left in any confined spaces, and on completion of tasks must not be stored away hot or attached to cylinders.
- Never kink hoses to stop supply when changing a torch, this method doesn't work and can lead to gas escape.
- Further use of PPE must be considered and be appropriate to the particular activity following assessment.
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N.B. Employees duties under Regulation 14 of MHSWR to inform employer of any circumstances which might indicate a shortcoming in the above assessment.

AFTER CONTROLS:

CONSEQUENCE

4

LIKELIHOOD

2

RISK RATING

8

Project:

Generic

Date

Issued To:

Issued By :

MJ Lancaster

Signature:

Signature:

Position:

Position:

Health & Safety Manager

Reviewed: February 2022