THE BUILDING MAINTENANCE COMPANY
RISK ASSESSMENT

GENERIC [X] SITE SPECIFIC [ ]

GRA47

Activity/Element	Potential Hazards
Plumbing/Leadwork	Exposure to Lead Dust, Fumes & Vapour, Dermatitus, Manual Handling, Hot Working, Fire/Explosion, Pressure Testing, Exposure to Gas, 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	X	3	Reasonably Probable	X	9-12	Substantial	X
4	Catastrophe		4	Probable		13-16	Intolerable	

BEFORE CONTROLS: CONSEQUENCE [3] LIKELIHOOD [3] RISK RATING [9]

People Affected by the works:-

Members of the Public [X] Site Staff [X] Site Operatives [X] Visitors to Site [X]

CONTROL MEASURES:

- Make a Suitable & Sufficient Assessment of the risks to health of employees created by the work to include whether the exposure of any employees to Lead is liable to be significant, and require adequate control.
- Note: Significant exposure results, if exposure exceeds half the occupational exposure limit (OEL) for lead, there is a substantial risk of employee ingesting lead, or a risk of employees skin coming into contact with lead alkyls or other substances containing lead in a form, e.g. lead napthenate, which can be absorbed through the skin.
- If exposure 'is significant' PPE must be worn and monitoring of air concentrations to be carried out and employees placed under medical surveillance. Control must be in place to prevent inhaling lead dust, fumes and vapour.
- Ensure no personnel eat, drink or smoke anywhere which is liable to be contaminated by lead. - (Personal Hygiene)
- Identify if assisstance is required for moving heavy lead rolls,gas bottles, etc. (Manual Handling Assessment)
- See: Control of Lead at Work Regulations for compliance, also GRA 20 For Working with Lead
- Ensure required Permits are authorised and agreed for any Hot Working e.g. soldering , etc
- Ensure safe transportation & storage of Gas canisters/bottles for torches, etc and regular maintenance carried out I.e. regulator replacement and inspections of all hose & connectors.
- Consider eye protection & or eye wash stations depending on tasks.
- Use safe cutting fluid, and compression fittings instead of soldered joints, apply barrier cream with suitable PPE to be worn on all occasions - For assessment against contamination and Your Good Health, see GRA24.
- When pipe freezing be aware of contact with cold surfaces, with all pipe freezing and/or pressure testing operations site specific Method Statements/Risk Assessments should be carried out by competent persons.
- For Pressure Testing only use nitrogen, air or steam if water is unacceptable - Safety signs must be posted with policed exclusion zones, emergency procedures with operation from outside the test area, continuous monitoring.
- Be aware of high pressure testing and CO2 gas exposer in any confined spaces.
- For Soil/Drainage pipework, etc see GRA 43 Burried Services & GRA 45 for Blood-borne Viruses Assessments.
- Good Housekeeping - Personal Hygiene No eating, drinking or smoking until washed down.
- Monitor and control materials and waste streams using only authorised routes for environmental aspects & impacts.

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 [ ] LIKELIHOOD [ ] RISK RATING [ ]

Project: Generic Date

Issued To: Issued By : MJ Lancaster

Signature: Signature:

Position: Position: Health & Safety Manager

Reviewed: February 2022