

CDM ISSUES FOR THE BUILDING MAINTENANCE CONTRACTOR

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CDM ISSUES FOR THE BUILDING MAINTENANCE CONTRACTOR

- When does CDM apply?
 - General Duties under CDM
 - Roles and Responsibilities
 - Client
 - Designers
 - Contractors
 - CDM Co-ordinator
 - Example Situations
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APPLICATION OF CDM

- Construction Projects
- Notification
 - More than 30 days
 - More than 500 person days
- No Exceptions



STRUCTURE OF CDM 2007

Part 1: Introduction

Part 2: General Management Duties applying
to Construction Projects

Part 3: Additional Duties where Project is
Notifiable

Part 4: Duties Relating to Health and Safety
on Construction Sites

Part 5: General



GENERAL DUTIES ON ALL PROJECTS

Competence (Reg 4)

- All personnel with responsibilities under CDM must:
 - Ensure that persons they appoint are competent
 - Not accept an appointment unless they are competent
 - Not instruct any worker to do something, unless he is either competent or supervised



GENERAL DUTIES ON ALL PROJECTS

Co-operation (Reg 5)

- All personnel with responsibilities under CDM must:
 - Seek the co-operation of others (including adjacent sites)
 - Co-operate with others
 - Report health and safety risks



GENERAL DUTIES ON ALL PROJECTS

Co-ordination (Reg 6)

- All personnel must co-ordinate their activities to ensure the health and safety of:
 - Persons carrying out the construction work;
and
 - Persons affected by the construction work



GENERAL DUTIES ON ALL PROJECTS

- Principles of Prevention (Reg 7)
- Risk Management Hierarchy



ROLES AND RESPONSIBILITIES

- Client
- Designer
- CDM Co-ordinator
- Contractors



ROLES AND RESPONSIBILITIES CLIENTS: ALL PROJECTS

- Ensure arrangements are made for managing the project to ensure:
 - Construction work can be carried out safely
 - Suitable welfare provision will be made
 - Relevant designs take account of the Workplace Regulations



ROLES AND RESPONSIBILITIES CLIENTS: ALL PROJECTS

Management Arrangements

- For non-notifiable projects, ensure:
 - Clarity of roles and responsibilities
 - Good communication, co-operation and co-ordination
 - Designers are managing risks
 - Contractors receive pre-construction information
 - Health, safety and welfare standards on site will be controlled
 - Sufficient time & resources



ROLES AND RESPONSIBILITIES CLIENTS: ALL PROJECTS

- Ensure all designers and contractors are provided with pre-construction information:
 - About the site or construction work
 - Re proposed use as a workplace
 - Minimum mobilisation period
 - Existing Health and Safety File



ROLES AND RESPONSIBILITIES DESIGNERS: ALL PROJECTS

- Who is a Designer?
- Designers not to commence work unless Client aware of CDM duties
- Designers to avoid risks to health and safety of any person
 - Carrying out construction work
 - Liable to be affected by construction work
 - Cleaning windows etc.
 - Maintaining the permanent fixtures and fittings
 - Using a structure designed as a workplace



ROLES AND RESPONSIBILITIES CONTRACTORS: ALL PROJECTS

- Check client is aware of CDM duties
 - Plan, manage and monitor construction work to avoid risks
 - Inform any subcontractors of their minimum mobilisation period
 - Provide health and safety training and instruction to all workers under his control
 - Ensure steps have been taken to prevent unauthorised access
 - Ensure welfare facilities will be provided
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SITE HEALTH AND SAFETY

- CDM2007 Part 4
 - Replaces Construction (Health, Safety and Welfare) Regulations 1996
 - Safe places of work
 - Good order and site security
 - Stability of structures
 - Demolition and dismantling
 - Explosives
 - Excavations
 - Cofferdams and caissons
 - Reports of inspections
 - Energy distribution installations
- Continued ...



SITE HEALTH AND SAFETY (cont.)

- Prevention of drowning
- Traffic routes
- Vehicles
- Prevention of risk from fire etc.
- Emergency procedures
- Emergency routes and exits
- Fire detection and fire-fighting
- Fresh air
- Temperature and weather protection
- Lighting



APPLICATION TO MAINTENANCE WORKS

- ACoP para 13: Items which are NOT construction
- Notification – Contracts – Projects
- Proportionate approach



ROLES AND RESPONSIBILITIES CLIENTS: NOTIFIABLE PROJECTS

Appointments

- Appoint CDM Co-ordinator ASAP after initial design work etc. commences
- Appoint Principal Contractor ASAP after appointment of CDM-C



ROLES AND RESPONSIBILITIES CLIENTS: NOTIFIABLE PROJECTS

- Ensure the construction phase does not start until
 - Construction Phase Plan is prepared
 - Welfare facilities are in place
- Health and Safety File
 - Provide information
 - Ensure information is readily identifiable
 - Ensure File is kept available
 - Ensure File is revised as necessary



ROLES AND RESPONSIBILITIES DESIGNERS: NOTIFIABLE PROJECTS

- Designers must not commence work until a CDM Co-ordinator has been appointed
- Designers must provide information with their designs to assist CDM Co-ordinators to comply with their duties



ROLES AND RESPONSIBILITIES CDM CO-ORDINATOR'S DUTIES

- Provide suitable and sufficient advice and assistance to the Client
- Ensure notification is given to HSE
- Identify and collect the pre-construction information and issue to relevant parties



ROLES AND RESPONSIBILITIES CDM CO-ORDINATOR'S DUTIES

- Ensure designers comply with their duties
- Ensure co-operation between designers and the PC during the construction phase
- Prepare the health and safety file and pass it to the client on completion



ROLES AND RESPONSIBILITIES PRINCIPAL CONTRACTOR

- Plan, manage and monitor construction to ensure health and safety
- Display F10 notification
- Prevent unauthorised access
- Ensure suitable welfare facilities are provided



ROLES AND RESPONSIBILITIES PRINCIPAL CONTRACTOR

- Prepare “Construction Phase Plan”
 - Review and revise Plan throughout the project
 - Provide relevant part(s) of Plan to contractors
 - Ensure workers are provided with a site induction and other necessary information and training
 - Implement the Plan
 - Ensure contractors provide relevant information for the Health and Safety File
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ROLES AND RESPONSIBILITIES CONTRACTORS: NOTIFIABLE PROJECTS

- Do not start work until
 - Receive names of CDM Co-ordinator and Principal Contractor (PC)
 - Receive relevant parts of Construction Phase Plan
 - HSE has been notified
 - Provide information to the PC
 - Inform PC of subcontractor appointments
 - Provide RIDDOR information to PC
 - Comply with PC's rules and directions
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ROLES AND RESPONSIBILITIES CONTRACTORS: NOTIFIABLE PROJECTS

- Work in accordance with Construction Phase Plan
- Take appropriate action to ensure health and safety where cannot comply with Plan
- Notify PC of necessary changes to the Plan



Summary

- CDM applies to ALL construction work, including maintenance
 - All parties have CDM duties for non-notifiable jobs
 - Key additions for notifiable jobs (over 30 days) are
 - Appointment of CDM-C and Principal Contractor
 - Construction Phase Plan
 - Health & Safety File
 - Always adopt a proportionate approach
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