
29 C.F.R. § 1910.66

Powered platforms for building maintenance.

(a) *Scope.* This section covers powered platform installations permanently dedicated to interior or exterior building maintenance of a specific structure or group of structures. This section does not apply to suspended scaffolds (swinging scaffolds) used to service buildings on a temporary basis and covered under subpart D of this part, nor to suspended scaffolds used for construction work and covered under subpart L of 29 CFR part 1926. Building maintenance includes, but is not limited to, such tasks as window cleaning, caulking, metal polishing and reglazing.

(b) *Application—(1) New installations.* This section applies to all permanent installations completed after July 23, 1990. Major modifications to existing installations completed after that date are also considered new installations under this section.

(2) *Existing installations.* (i) Permanent installations in existence and/or completed before July 23, 1990 shall comply with paragraphs (g), (h), (i), (j) and appendix C to subpart I of this part.

(ii) In addition, permanent installations completed after August 27, 1971, and in existence and/or completed before July 23, 1990, shall comply with appendix D of this section.

(c) *Assurance.* (1) Building owners of new installations shall inform the employer before each use in writing that the installation meets the requirements of paragraphs (e)(1) and (f)(1) of this section and the additional design criteria contained in other provisions of paragraphs (e) and (f) of this section relating to: required load sustaining capabilities of platforms, building components, hoisting and supporting equipment; stability factors for carriages, platforms and supporting equipment; maximum horizontal force for movement of carriages and davits; design of carriages, hoisting machines, wire rope and stabilization systems; and design criteria for electrical wiring and equipment.

(2) Building owners shall base the information required in paragraph (c)(1) of this section on the results of a field test of the installation before being placed into service and following any major alteration to an existing installation, as required in paragraph (g)(1) of this section. The assurance shall also be based on all other relevant available information, including, but not limited to, test data, equipment specifications and verification by a registered professional engineer.

(3) Building owners of all installations, new and existing, shall inform the employer in writing that the installation has been inspected, tested, and maintained in compliance with the requirements of paragraphs (g) and (h) of this section and that all anchorages meet the requirements of § 1910.140(c)(13).

(4) The employer shall not permit employees to use the installation prior to receiving assurance from the building owner that the installation meets the requirements contained in paragraphs (c)(1) and (c)(3) of this section.

(d) *Definitions.*

Anemometer means an instrument for measuring wind velocity.

Angulated roping means a suspension method where the upper point of suspension is inboard from the attachments on the suspended unit, thus causing the suspended unit to bear against the face of the building.

Building face roller means a rotating cylindrical member designed to ride on the face of the building wall to prevent the platform from abrading the face of the building and to assist in stabilizing the platform.

Building maintenance means operations such as window cleaning, caulking, metal polishing, reglazing, and general maintenance on building surfaces.

Cable means a conductor, or group of conductors, enclosed in a weatherproof sheath, that may be used to supply electrical power and/or control current for equipment or to provide voice communication circuits.

Carriage means a wheeled vehicle used for the horizontal movement and support of other equipment.

Certification means a written, signed and dated statement confirming the performance of a requirement of this section.

Combination cable means a cable having both steel structural members capable of supporting the platform, and copper or other electrical conductors insulated from each other and the structural members by nonconductive barriers.

Competent person means a person who, because of training and experience, is capable of identifying hazardous or dangerous conditions in powered platform installations and of training employees to identify such conditions.

Continuous pressure means the need for constant manual actuation for a control to function.

Control means a mechanism used to regulate or guide the operation of the equipment.

Davit means a device, used singly or in pairs, for suspending a powered platform from work, storage and rigging locations on the building being serviced. Unlike outriggers, a davit reacts its operating load into a single roof socket or carriage attachment.

Equivalent means alternative designs, materials or methods which the employer can demonstrate will provide an equal or greater degree of safety for employees than the methods, materials or designs specified in the standard.

Ground rigging means a method of suspending a working platform starting from a safe surface to a point of suspension above the safe surface.

Ground rigged davit means a davit which cannot be used to raise a suspended working platform above the building face being serviced.

Guide button means a building face anchor designed to engage a guide track mounted on a platform.

Guide roller means a rotating cylindrical member, operating separately or as part of a guide assembly, designed to provide continuous engagement between the platform and the building guides or guideways.

Guide shoe means a device attached to the platform designed to provide a sliding contact between the platform and the building guides.

Hoisting machine means a device intended to raise and lower a suspended or supported unit.

Hoist rated load means the hoist manufacturer's maximum allowable operating load.

Installation means all the equipment and all affected parts of a building which are associated with the performance of building maintenance using powered platforms.

Interlock means a device designed to ensure that operations or motions occur in proper sequence.

Intermittent stabilization means a method of platform stabilization in which the angulated suspension wire rope(s) are secured to regularly spaced building anchors.

Lanyard means a flexible line of rope, wire rope or strap which is used to secure the body belt or body harness to a deceleration device, lifeline or anchorage.

Lifeline means a component consisting of a flexible line for connection to an anchorage at one end to hang vertically (vertical lifeline), or for connection to anchorages at both ends to stretch horizontally (horizontal lifeline), and which serves as a means for connecting other components of a personal fall arrest system to the anchorage.

Live load means the total static weight of workers, tools, parts, and supplies that the equipment is designed to support.

Obstruction detector means a control that will stop the suspended or supported unit in the direction of travel if an obstruction is encountered, and will allow the unit to move only in a direction away from the obstruction.

Operating control means a mechanism regulating or guiding the operation of equipment that ensures a specific operating mode.

Operating device means a device actuated manually to activate a control.

Outrigger means a device, used singly or in pairs, for suspending a working platform from work, storage, and rigging locations on the building being serviced. Unlike davits, an outrigger reacts its operating moment load as at least two opposing vertical components acting into two or more distinct roof points and/or attachments.

Platform rated load means the combined weight of workers, tools, equipment and other material which is permitted to be carried by the working platform at the installation, as stated on the load rating plate.

Poured socket means the method of providing wire rope terminations in which the ends of the rope are held in a tapered socket by means of poured spelter or resins.

Primary brake means a brake designed to be applied automatically whenever power to the prime mover is interrupted or discontinued.

Prime mover means the source of mechanical power for a machine.

Rated load means the manufacturer's recommended maximum load.

Rated strength means the strength of wire rope, as designated by its manufacturer or vendor, based on standard testing procedures or acceptable engineering design practices.

Rated working load means the combined static weight of men, materials, and suspended or supported equipment.

Registered professional engineer means a person who has been duly and currently registered and licensed by an authority within the United States or its territories to practice the profession of engineering.

Roof powered platform means a working platform where the hoist(s) used to raise or lower the platform is located on the roof.

Roof rigged davit means a davit used to raise the suspended working platform above the building face being serviced. This type of davit can also be used to raise a suspended working platform which has been ground-rigged.

Rope means the equipment used to suspend a component of an equipment installation, i.e., wire rope.

Safe surface means a horizontal surface intended to be occupied by personnel, which is so protected by a fall protection system that it can be reasonably assured that said occupants will be protected against falls.

Secondary brake means a brake designed to arrest the descent of the suspended or supported equipment in the event of an overspeed condition.

Self powered platform means a working platform where the hoist(s) used to raise or lower the platform is mounted on the platform.

Speed reducer means a positive type speed reducing machine.

Stability factor means the ratio of the stabilizing moment to the overturning moment.

Stabilizer tie means a flexible line connecting the building anchor and the suspension wire rope supporting the platform.

Supported equipment means building maintenance equipment that is held or moved to its working position by means of attachment directly to the building or extensions of the building being maintained.

Suspended equipment means building maintenance equipment that is suspended and raised or lowered to its working position by means of ropes or combination cables attached to some anchorage above the equipment.

Suspended scaffold (swinging scaffold) means a scaffold supported on wire or other ropes, used for work on, or for providing access to, vertical sides of structures on a temporary basis. Such scaffold is not designed for use on a specific structure or group of structures.

Tail line means the nonsupporting end of the wire rope used to suspend the platform.

Tie-in guides means the portion of a building that provides continuous positive engagement between the building and a suspended or supported unit during its vertical travel on the face of the building.

Traction hoist means a type of hoisting machine that does not accumulate the suspension wire rope on the hoisting drum or sheave, and is designed to raise and lower a suspended load by the application of friction forces between the suspension wire rope and the drum or sheave.

Transportable outriggers means outriggers designed to be moved from one work location to another.

Trolley carriage means a carriage suspended from an overhead track structure.

Verified means accepted by design, evaluation, or inspection by a registered professional engineer.

Weatherproof means so constructed that exposure to adverse weather conditions will not affect or interfere with the proper use or functions of the equipment or component.

Winding drum hoist means a type of hoisting machine that accumulates the suspension wire rope on the hoisting drum.

Working platform means suspended or supported equipment intended to provide access to the face of a building and manned by persons engaged in building maintenance.

Wrap means one complete turn of the suspension wire rope around the surface of a hoist drum.

(e) *Powered platform installations—Affected parts of buildings—(1) General requirements.* The following requirements apply to affected parts of buildings which utilize working platforms for building maintenance.

(i) Structural supports, tie-downs, tie-in guides, anchoring devices and any affected parts of the building included in the installation shall be designed by or under the direction of a registered professional engineer experienced in such design;

(ii) Exterior installations shall be capable of withstanding prevailing climatic conditions;

(iii) The building installation shall provide safe access to, and egress from, the equipment and sufficient space to conduct necessary maintenance of the equipment;

(iv) The affected parts of the building shall have the capability of sustaining all the loads imposed by the equipment; and,

(v) The affected parts of the building shall be designed so as to allow the equipment to be used without exposing employees to a hazardous condition.

(2) *Tie-in guides.* (i) The exterior of each building shall be provided with tie-in guides unless the conditions in paragraph (e)(2)(ii) or (e)(2)(iii) of this section are met.

Note:

See figure 1 in appendix B of this section for a description of a typical continuous stabilization system utilizing tie-in guides.

(ii) If angulated roping is employed, tie-in guides required in paragraph (e)(2)(i) of this section may be eliminated for not more than 75 feet (22.9 m) of the uppermost elevation of the building, if infeasible due to exterior building design, provided an angulation force of at least 10 pounds (44.4 n) is maintained under all conditions of loading.

(iii) Tie-in guides required in paragraph (e)(2)(i) of this section may be eliminated if one of the guide systems in paragraph (e)(2)(iii)(A), (e)(2)(iii)(B) or (e)(2)(iii)(C) of this section is provided, or an equivalent.

(A) Intermittent stabilization system. The system shall keep the equipment in continuous contact with the building facade, and shall prevent sudden horizontal movement of the platform. The system may be used together with continuous positive building guide systems using tie-in guides on the same building, provided the requirements for each system are met.

(1) The maximum vertical interval between building anchors shall be three floors or 50 feet (15.3 m), whichever is less.

(2) Building anchors shall be located vertically so that attachment of the stabilizer ties will not cause the

platform suspension ropes to angulate the platform horizontally across the face of the building. The anchors shall be positioned horizontally on the building face so as to be symmetrical about the platform suspension ropes.

(3) Building anchors shall be easily visible to employees and shall allow a stabilizer tie attachment for each of the platform suspension ropes at each vertical interval. If more than two suspension ropes are used on a platform, only the two building-side suspension ropes at the platform ends shall require a stabilizer attachment.

(4) Building anchors which extend beyond the face of the building shall be free of sharp edges or points. Where cables, suspension wire ropes and lifelines may be in contact with the building face, external building anchors shall not interfere with their handling or operation.

(5) The intermittent stabilization system building anchors and components shall be capable of sustaining without failure at least four times the maximum anticipated load applied or transmitted to the components and anchors. The minimum design wind load for each anchor shall be 300 (1334 n) pounds, if two anchors share the wind load.

(6) The building anchors and stabilizer ties shall be capable of sustaining anticipated horizontal and vertical loads from winds specified for roof storage design which may act on the platform and wire ropes if the platform is stranded on a building face. If the building anchors have different spacing than the suspension wire rope or if the building requires different suspension spacings on one platform, one building anchor and stabilizer tie shall be capable of sustaining the wind loads.

Note:

See figure 2 in appendix B of this section for a description of a typical intermittent stabilization system.

(B) Button guide stabilization system.

(1) Guide buttons shall be coordinated with platform mounted equipment of paragraph (f)(5)(vi) of this section.

(2) Guide buttons shall be located horizontally on the building face so as to allow engagement of each of the guide tracks mounted on the platform.

(3) Guide buttons shall be located in vertical rows on the building face for proper engagement of the guide tracks mounted on the platform.

(4) Two guide buttons shall engage each guide track at all times except for the initial engagement.

(5) Guide buttons which extend beyond the face of the building shall be free of sharp edges or points. Where cables, ropes and lifelines may be in contact with the building face, guide buttons shall not interfere with their handling or operation.

(6) Guide buttons, connections and seals shall be capable of sustaining without damage at least the weight of the platform, or provision shall be made in the guide tracks or guide track connectors to prevent the platform and its attachments from transmitting the weight of the platform to the guide buttons, connections and seals. In either case, the minimum design load shall be 300 pounds (1334 n) per building anchor.

Note:

See paragraph (f)(5)(vi) of this section for relevant equipment provisions.

Note:

See figure 3 in appendix B of this section for a description of a typical button guide stabilization system.

(C) System utilizing angulated roping and building face rollers. The system shall keep the equipment in continuous contact with the building facade, and shall prevent sudden horizontal movement of the platform. This system is acceptable only where the suspended portion of the equipment in use does not exceed 130 feet (39.6 m) above a safe surface or ground level, and where the platform maintains no less than 10 pounds (44.4 n) angulation force on the building facade.

(iv) Tie-in guides for building interiors (atriums) may be eliminated when a registered professional engineer determines that an alternative stabilization system, including systems in paragraphs (e)(2)(iii) (A), (B) and (C), or a platform tie-off at each work station will provide equivalent safety.

(3) *Roof guarding.* (i) Employees working on roofs while performing building maintenance shall be protected by a perimeter guarding system which meets the requirements of paragraph (c)(1) of § 1910.23 of this part.

(ii) The perimeter guard shall not be more than six inches (152 mm) inboard of the inside face of a barrier, i.e. the parapet wall, or roof edge curb of the building being serviced; however, the perimeter guard location shall not exceed an 18 inch (457 mm) setback from the exterior building face.

(4) *Equipment stops.* Operational areas for trackless type equipment shall be provided with structural stops, such as curbs, to prevent equipment from traveling outside its intended travel areas and to prevent a crushing or shearing hazard.

(5) *Maintenance access.* Means shall be provided to traverse all carriages and their suspended equipment to a safe area for maintenance and storage.

(6) *Elevated track.* (i) An elevated track system which is located four feet (1.2 m) or more above a safe surface, and traversed by carriage supported equipment, shall be provided with a walkway and guardrail system; or

(ii) The working platform shall be capable of being lowered, as part of its normal operation, to the lower safe surface for access and egress of the personnel and shall be provided with a safe means of access and egress to the lower safe surface.

(7) *Tie-down anchors.* Imbedded tie-down anchors, fasteners, and affected structures shall be resistant to corrosion.

(8) *Cable stabilization.* (i) Hanging lifelines and all cables not in tension shall be stabilized at each 200 foot (61 m) interval of vertical travel of the working platform beyond an initial 200 foot (61 m) distance.

(ii) Hanging cables, other than suspended wire ropes, which are in constant tension shall be stabilized when the vertical travel exceeds an initial 600 foot (183 m) distance, and at further intervals of 600 feet (183 m) or less.

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