

Project Title	Multi-Tertiary Education Building at DIFE	Project Reference	2999
Mechanical Engineer	Ciaran McKenna	Signature	<i>Ciaran McKenna</i>
Electrical Engineer	Caroline McArdle	Signature	<i>C. McArdle</i>
Date	July 2026		

PROBABILITY ASSESSMENT (P)		
Rating	Description	Score
High	Very likely to occur	3
Med	Likely to occur	2
Low	Unlikely to occur	1

SEVERITY ASSESSMENT (S)		
Rating	Description	Score
Catastrophic	Fatality	3
Severe	Severe injury or illness	2
Minor	Minor injury or illness	1

RISK LEVEL ASSESSMENT (R = P x S)	
Rating	Actions
6-9	Activity not permitted. Alternative solution to be sought.
3-4	Contractor to address specifically in Site Safety Plan & Method Statements
1-2	Contractor to address generally in Method Statements

RISK ASSESSMENT

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
1.	Surrounding environment	Vehicle access to site and proximity to adjoining school	The site will be accessed from main road. Site traffic will use the rear entrance. Possibility of unauthorized personnel accessing the site.	Project developed in context of minimizing points of access and allowing possibility of security measures at all points.	2	1	2	Contractor to address site security and unauthorized access in Site Safety Plan.
2.	Live services in operational school	Interface with public and installation of new services while the school is still operational.	Contractor to be responsible for coordinating disruption of services with the school so that shutdowns happen at an agreed time.	Services installations are planned on a phased/out of hours approach to ensure the school can be kept operational except for short periods.	2	1	2	Contractor to address within general Risk Assessments & Method statements in site safety plan and provide a safe method operating and agreed process for shutdowns with school.

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3.	Site Investigations	Working with live utilities	Live underground services exist under proposed extension location. Risks of electrocution or shut-down of services to adjacent school buildings.	Allowance provided for investigative and diversion works for all services. Diversion of ESB, Telecom and Gas infrastructure on site to occur along perimeter of site to reduce risk of utilities entering from all directions.	1	2	2	Contractor to provide their own underground site survey prior to any excavations. Contractor to liaise with ESB, Eir and GNI on the scheduling of diversion works.
4.	Site investigations	New incoming supplies	New utility supplies to be installed, connection to existing poses risks. Excavating ground where live services may exist.	A GPR survey and independent M&E survey to be carried out. Possible trenching for new ESB connections to terminate at sub-station in accordance with ESB National code of Practice. New underground natural gas pipelines to be laid in accordance with GNI requirements and I.S.820	2	1	2	Utility company to be notified and communicated with regarding scheduling of diversions and new connection requirements.
5.	Site investigations	Utility diversions and infrastructure connections	Clashes with existing 'live' infrastructure.	A GPR survey to be conducted outlining existing site and utility services.	2	1	2	Working near existing 'live' services should be addressed within general Risk Assessments & Method statements in health & safety plan.
6.	Removals & Demolitions	Removal of existing services	Dangerous materials/substances - lung or skin damage. Risk of injury due to manual handling of heavy objects.	Material survey carried out. To be highlighted in Preliminary H&S Plan.	2	2	4	Contractor to fully familiarise themselves with the material Survey Report. Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
7.	Building Works	Creation of opes for new service routes	Dangerous substances/lung or skin damage	To be highlighted in Preliminary H&S Plan.	2	2	4	Contractor should address within general Risk

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								Assessments & Method statements in health & safety plan. Contractor to ensure to wear full PPE including Hard Hats.
8.	Building Works	Installing new service routes	Work in attic/roof space with one means of escape. Risk of entrapment.	To be highlighted in Preliminary H&S Plan.	2	2	4	Contractor should address within general Risk Assessments & Method statements in health & safety plan. Contractor to ensure to wear full PPE including Hard Hats.
9.	Building Works	All builders works	Works in vicinity of children or general public (Risk of unauthorised access, injury or child protection violation)	Works programme designed to allow segregation of work areas during term time	2	2	4	Contractor to provide risk assessment & method statements in H&S plan.
10.	Installation of General Building Services	Testing & Commissioning	Risk of injury due to electrocution by coming into contact with live electricity, high temperature fluids or gas	Suitable throwback allowed for all boards and equipment. Systems are designed to allow for standard commissioning methods.	1	2	2	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
11.	Installation of Electrical Services	Erection of Site lighting fixed on 6metre columns and associated trenching.	Risks of falling from height and items falling from above. Excavating ground where live services may exist.	Lighting columns have been designed with hinges to allow work to be carried out at ground level. A GPR survey and independent M&E survey carried out.	1	2	2	Contractor should address within general Risk Assessments & Method statements in health & safety plan. Contractor to ensure to wear full PPE including Hard Hats.
12.	Installation of Electrical Services	Installation of new Sub Mains cables.	Electrocution by coming into contact with live electricity.	Suitable trenches, riser and containment system designed to facilitate the installation of cabling and safe areas for termination.	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.

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13.	Installation of Electrical Services	Installation of new Switchboards and modification to existing customer switch board	Risk of injury due to manual handling of heavy objects & electrocution by coming into contact with live electricity.	New switchboards to be provided with weight labels and appropriate lifting gear together with separation compartments and insulation to reduce coming into contact with live electricity	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
14.	Installation of Electrical Services	Installation of containment infrastructure	Risk of injury due to working at height and manual handling of heavy objects	Containment layouts are designed with the potential risk of fall from height controlled to a minimum.	2	2	4	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
15.	Installation of Electrical Services	Installation of wiring and supply to plant areas	Risk of injury due to working in confined spaces and working at height	Suitable throwback allowed for all boards and equipment laid out accordingly	2	2	4	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
16.	Installation of Electrical Services	Installation, testing and commissioning of new Solar PV Array on rooftop.	Risk of injury due to working at a height.	Solar PV Array has been designed with a clear space for working around while also allowing a clearance distance between array and roof edge. Fall arrest system provided in the area of proposed PV arrays	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
17.	Installation of Electrical Services	Installation of Light Fittings or other equipment at high level	Injury due to manual handling and/or falling from height.	Location chosen where access using mobile scaffolding can be deployed and use of LED fittings to minimize maintenance	1	2	2	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.

18.	Installation of Mechanical Services	Installation of general high-level plant, equipment, pipework and ductwork etc Lifting into position. Heavy MHRV units will need to be installed above ceilings in Teaching Spaces.	Injury due to fall from height or manual handling of heavy equipment.	Plant, equipment, pipework and ductwork designed to be installed in ceiling voids as standard however high-level installation are minimized where this can be achieved. Any plant at roof level to have fall arrest system and safe means of access/egress provided.	2	1	2	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
19.	Installation of Mechanical Services	Installation of corrosion inhibitor in heating pipework and disinfectant in plumbing pipework	Risk of working with chemicals and injury to personnel.	Corrosion proofer and disinfectant is required in the relevant pipework systems as standard.	2	1	2	Contractor to ensure to wear full PPE including eye protection, face masks and gloves. Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
20.	Installation of Mechanical Services	Air Source Heat Pumps contain refrigerant gas.	Working with refrigerant gases can be hazardous	Modern Refrigerant Gases used and works to be carried out by specialist trained personnel	1	1	1	Contractor to ensure to wear full PPE including eye protection, face masks and gloves. Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
21.	Commissioning of mechanical services	Working with Natural Gas	Contractor will be working with Natural Gas internally and externally. Injury due to fire / explosion and toxic fumes.	Contractor to ensure that all gas supplies have been isolated prior to work commencing and proper safety procedures are observed in line with the Gas Regulations. Gas distribution system designed in accordance with IS820 Non-Domestic Gas Installations and IS265	2	2	4	Contractor should address within general site-specific Risk Assessments and Method Statements in health & safety plan prior to carrying out the works. Full PPE to be used throughout including footwear, eye protection, facemasks and ear protection.

				Installation of Gas Service Pipes. Gas Leak Detection systems shall be deployed in plantrooms where gas enters each building with Gas Pressure Proving systems in Specialists Classrooms as required all linked to the Building Fire Alarms to shut own upon activation.				
22.	Use of Mobile Scaffold	The erection and use of mobile scaffold within the building to access/install/maintain high level fixtures e.g. lights and smoke detectors. Scaffold used to reach double height areas and on decorative stair core	Risk of injury due to working at height	Location of erection of scaffold to be considered & flat stair landing to be utilized. Over reaching to be minimized. Position of fixtures designed in line with flat surface areas to provide safe platform.	1	2	2	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.

NOTE

The risks highlighted above are those which are considered residual risks over and above what a competent contractor should be aware of and reasonably deductible from the design process. Other risks and hazards may become apparent during the construction phase but at this stage the contractor must provide site specific risk assessments and method statements in their own safety & health plan and assessed by the PSCS prior to carrying out any works with an associated risk. It remains the responsibility of the Contractor to identify and manage any such additional risks.