



Hazard Identification and Risk Assessment

(Including Particular Risks & Other Significant Risks)

Project Ref	B.O.M Kildangan NS			Design Issue or Element	Location / Element of Works						
Job Number	21 30			Page Number	1 of 9						
Stage:	Scheme Stage			Pre-Tender Stage			Other (Clarify)				
	Name	Hand Initial	Date	Name	Hand Initial	Date	Name	Hand Initial	Date		
Designer	David Farrell	DF	OCT 2023	David Farrell	DF	June 2026					
Project Manager	Mel McLoughlin	MML	OCT 2023	Mel McLoughlin	MML	June 2026					
Hazard			Design Mitigation measures			Other Possible Mitigation Measures (including measures by Contractor on site)		Residual Risk Assessment following mitigation measures			
								Likelihood	Severity	Risk Rating	
1	All works – Covid 19			All works Teams and Areas to be well co-ordinated and managed through the limitation of works personnel and construction teams within confirmed areas and spaces.			Weekly toolbox talks via the site contracts Manager and the works Foreman		L	L	L
Access & Site Works											
2	Provision of site hoarding and fencing to site			Contractor to ensure adequate fencing/ hoarding is erected all around site of works isolating areas of works from all other publicly accessible areas. Contractor to ensure access points to site of works are provided for authorized personnel with appropriate means of security in place at all times.			Contractor to ensure access points to site of works are provided for authorized personnel with appropriate means of security in place at all times.		L	L	L

Likelihood of Hazard occurring
L = Low (Seldom)
M = Medium (Reasonably Likely)
H = High (Certain/Nearly certain)

Severity of Harm
L = Minor Injury/Illness
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Risk Assessment
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Risk Table	Severity		
Likelihood	H	M	L
H	H	H	M
M	H	M	L
L	M	L	L

	Hazard	Design Mitigation measures	Other Possible Mitigation Measures (including measures by Contractor on site)	Residual Risk Assessment following mitigation measures		
				Likelihood	Severity	Risk Rating
3	Maintaining Fire Escape Routes	All fire escape doors from rooms to remain unobstructed and operational at all times for duration of works, as well as alarms, detectors etc. in all areas.	Contractor to provide extra signage where required to ensure fire exits are clearly highlighted during works	H	H	H
4	All Works – Pedestrian Access to Site	Contractor to ensure safe ingress and egress to and from site by all personnel with adequate provision for welfare facilities.	Contractor to ensure access points to site of works are provided for authorized personnel with appropriate means of security in place at all times.	M	M	M
5	Site Works – Vehicular Access / Travel	Access to and from car park to be strictly controlled. Work areas are to be sealed off & no vehicles shall be permitted to park in car park while works are being carried out.	Maintain all traffic strictly within site rules and guidelines. Plan and assess all vehicular traffic movement at all times before departure movement.	M	M	M
6	All Works – Site Deliveries & Construction Traffic Works involve the delivery and removal of building materials and equipment to site via public spaces.	No construction traffic is allowed on the site without prior agreement. All deliveries and removals to and from site to be timed at periods of low usage/ traffic, e.g. outside of work hours. Contractor to be mindful of the site compound's location adjacent to the vehicle road and pedestrian route used as a means of entering and exiting the site. Traffic and deliveries to be controlled and managed in a safe manner and the site compound is to be managed and kept secure for the duration of the works.	Contractor to ensure clear delivery procedures are in place and communicated to all necessary personnel to ensure smooth delivery operations. Contractor to ensure access points to site of works are provided for authorized personnel with appropriate means of security in place at all times. All building debris to be stored in agreed designated area only.	M	M	M
7	All Works - Noise levels and general disruption	Contractor to ensure noise levels and general disruption to the existing building and surrounding buildings and lands is kept to an absolute minimum.	Consideration to be given to neighbouring properties at all times.	M	L	L

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8	Site Works – Potential to impact or reduce the means of escape from live work areas during the phased construction	Fire Consultant to assess this in detail when assessing agreeing the phasing with the Design Team	Fire Consultant to guide Project Management and additional temporary signage to be erected.	H	H	H
9	Site Works – Live Electrical Services	M&E Consultant to liaise with the contractor on the intended design and safe procurement of the works ensuring minimal to well-coordinated and planned shutdown of services if and when required. The contractor is to check that all services are disconnected and safe prior to commencing works.	Design team shall provide GPR surveys where available. Contractor to carry out ongoing briefings to explain each phase of work and the mitigating measures to be set in place.	M	L	L
10	Site Works – Live Works involving highly flammable materials	M&E Consultant to ensure safety during any removal or installation of gas tanks located on site	The use of naked flames or high temperature machinery should be prohibited from being used near such flammable materials.	M	M	M
11	Site Works – Works on the public road to install set down area’s and carry out works to boundary walls	Contractor to ensure all traffic management is in place to allow safe passage of vehicles.	The works should ideally be carried out during the summer months when the school traffic is less.	M	M	M
Substructure						
12	Foundation – Earth excavation for foundation works	Contractor to carry out localized trial pit excavations in advance of works with excavations to confirm foundation depths and details. Works to be carried out only by experienced operatives with the use of appropriate excavation tools and equipment.	Due care to be taken to ensure existing foundations and external walls are not undermined or damaged in any way.	M	L	L
13	Foundation - Variation of existing foundations adjacent proposed new works	Contractor to be cognizant of the uncertainty regarding existing foundation	Contractor to carry out localized trial pit excavations	M	M	L

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		locations and dimensions.	in advance of works with excavations to confirm foundation depths and details.			
14	Foundation - Carrying foundation works to Structural Engineers design and specifications	Specialist contractor to provide full design information for approval prior to commencement to ensure competency and proposals meet with relevant standards / regulations.	Works to be carried out only by experienced operatives with the use of appropriate equipment.	M	L	L
Superstructure						
15	Erection of scaffolding / access platforms	Contractor to ensure all scaffolding and access platforms are correctly installed by suitably trained and certified personnel to all areas where works above ground level are to be undertaken.	Appropriate protections to be put in place to surrounding structure and immediate area during works.	L	L	L
16	Removal of existing structures and roof sections	Works to be carried out only by experienced operatives with the use of appropriate tools and equipment. Appropriate PPE to be provided and worn during demolition works	Appropriate protections to be put in place to surrounding structure and immediate area during works.	M	M	M
17	Removal of internal masonry walls, timber doors & frames and windows	Works to be carried out only by experienced operatives with the use of appropriate tools and equipment. Appropriate PPE to be provided and worn during demolition works.	Appropriate protections to be put in place to surrounding structure and immediate area during works.	M	L	L

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18 Breaking out and disposal of internal concrete floor slabs	Works to be carried out only by experienced operatives with the use of appropriate tools and equipment. Appropriate PPE to be provided and worn during demolition works.	Appropriate protections to be put in place to surrounding structure and immediate area during works.	L	L	L
19 Installation of precast concrete slabs or beams	Specialist contractor to provide full design information for approval prior to commencement to ensure competency and proposals meet with relevant standards / regulations. Care to be taken when lifting and installing heavy components with appropriate protections out in place.	Appropriate protections to be put in place to surrounding structure and immediate area during works.	M	M	M
20 Installation of steel structural members	Specialist contractor to provide full design information for approval prior to commencement to ensure competency and proposals meet with relevant standards / regulations. Care to be taken when lifting and installing heavy components with appropriate protections out in place.	Appropriate protections to be put in place to surrounding structure and immediate area during works.	M	M	L
21 Installation of heavy timber and steel roof members and prefabricated roof trusses	Specialist contractor to provide full design information for approval prior to commencement to ensure competency and proposals meet with relevant standards / regulations. Care to be taken when lifting and installing heavy components with appropriate protections out in place.	Appropriate protections to be put in place to surrounding structure and immediate area during works.	H	M	M

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22	Roof Works - Working from a height on roof from the exterior to include using internal platforms and ladders	Users to be fully trained and edge protection to be used where required. Appropriate PPE to be provided and worn during works.	Appropriate protections to be put in place to surrounding structure and immediate area during works. Appropriate PPE to be provided and worn during demolition works.	H	M	M
23	Roof Works - Roof works during adverse weather	Roofing contractors to be aware of potential risks while working in adverse weather.	Maintain strict weather rule on working height and storage of materials. Continuing works on roof are to be controlled by roof permit system. If required in permit notices works are to be halted and operatives stood down. Equipment to be removed from roof areas.	H	M	M
24	Roof Works - Removal of existing roof sections and roofing materials	Works to be carried out only by experienced operatives with the use of appropriate tools and equipment.	Appropriate protections to be put in place to surrounding structure and immediate area during works.	M	L	L
25	Roof M&E Works - Lifting and installation of Roof equipment	Use of platform lifts or man handling requirement to lift M&E units into place once lifted to roof level. Materials to have minimal maintenance where possible to minimise the requirement for roof access. Safe and well-designed future roof access to be included in the proposed works package.	Specialist Designer/ Supplier to be engaged to carry out this specialist works with the production of their own RAMS for the task in hand.	M	L	L
26	Roof Works - Future Roof Maintenance and Servicing	Roof Design to be carefully considered through the use of robust materials and systems with insurance backed warranties.	Specialist Fall Arrest/ restraint to be design and installed by a specialist supplier contractor.	L	L	L

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		Materials to have minimal maintenance where possible to minimise the requirement for roof access. Safe and well-designed future roof access to be included in the proposed works package.	Permanent edge protection to be considered and used where it does not impact planning given the protected status of the Street Facades to Wolfe Tone Street. Stability of roof decks to be carefully assessed by the specialist roofing contractors under the direction of the PSCS.			
Internal Works – Inc Finishes & FF&E (Fittings, Furnishings and Equipment)						
27	Removal and replacement of internal wall and ceiling finishes/ linings	Works to be carried out only by experienced operatives with the use of appropriate tools and equipment. Appropriate protections to be put in place to surrounding structure and immediate area during works. Appropriate PPE to be provided and worn during these works.	Access and movement to and from the site to be well co-ordinated. Ventilation a requirement into the area. Noise and dust an important issue to be well co-ordinated and managed.	H	L	L
28	Internal Demolitions	All such works to be carefully planned and carried out at appropriate times. Appropriate PPE to be provided and worn during these works.	Noise and dust to be controlled by installing a sound reducing temporary partition.	H	M	M
29	Installation of Fixed Joinery Items and Equipment	Works to be carried out only by experienced operatives with the use of appropriate tools and equipment. Appropriate PPE to be provided and worn during these works.		M	L	L

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Building Services & MEP

30	Internal Works - Electrical installations	M&E Consultant to liaise with the contractor on the intended design and safe procurement of the works ensuring minimal to well-coordinated and planned shutdown of services if and when required. The contractor is to check that all services are disconnected and safe prior to commencing works. Works to be carried out only by suitably qualified personnel and in strict accordance with relevant Electrical regulations and codes of practice. Testing of existing electrical installations and isolation of circuits to be carried out prior to commencement, by suitably qualified personnel. Re-connection and testing of all to be carried out on completion, by suitably qualified personnel.	Contractor/ Client to carry out ongoing briefings to explain each phase of work and the mitigating measures to be set in place. Contractor to take great care when working within or near any riser or service shafts within the building. Appropriate protections to be put in place to surrounding structure and immediate area during works. Edge protection to be used and works well managed and sequenced.	H	M	M
31	Internal Works - Mechanical Installations	M&E Consultant to carefully assess the impact of connecting into and modifying areas of the Shell and Core building mechanical ventilation and water services as required within the scope of mechanical works and associated builders work. The contractor is to check that all services are disconnected and safe prior to commencing works. All mechanical installations to be	Contractor/ Client to carry out ongoing briefings to explain each phase of work and the mitigating measures to be set in place. Noisy works to be carried out at agreed times with any live tenants within the building if required to minimise the impact of the works on the office Staff. Ventilation of spaces to be	H	M	M

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		identified and disconnected prior to commencement of works. Existing mechanical removal and reinstatement works to be carried out only by suitably qualified personnel and in strict accordance with relevant regulations and codes of practice.	considered for the construction workers also to ensure that there is a fresh air supply and return into the works areas even to a temporary forced ventilation of rapid ventilation design. Edge protection to be used and works well managed and sequenced.			
End of Document.						