



Building Owners and Managers!

CAL OSHA Title 8 Compliance

OPOS Development Services

(Operating Procedures Outline Sheet)

In 1998 Cal OSHA approved regulations affecting anyone who owns or operates buildings over 36' in height. Among the regulations, buildings are required to develop and implement an OPOS when specific conditions exist. One of these conditions is whenever the use of CDA (Controlled Descent Apparatus), commonly known as "chair work" is to be used for window cleaning or other "scheduled maintenance" operations. The following page contains excerpts from the actual Cal OSHA regulations that may affect you. Please take the time to read through them. If you are not sure, ask your window cleaner if they will be using a bosuns chair for window cleaning.

The reality of enforcement along with heavy fines levied on building owners is becoming more and more prevalent. In fact, more buildings are being ordered to modernize their window cleaning and façade access systems including the retrofitting of roof anchorages and the development of OPOS documents.

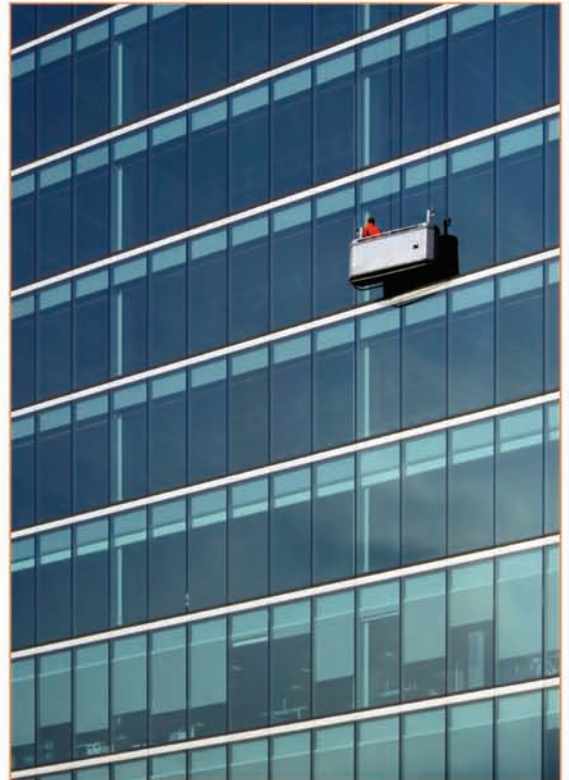
Your building may need any of the following services that OLYMPIQUE Facade Access Consulting will be able to provide you:

Professional Services

- Cal OSHA Compliance Assessment (Do you need an OPOS?)
- OPOS Development Services
- Existing Window Cleaning System Modernization.
- Roof Anchor Design, Layout and Installation Services

Our Professional Services Team consists of:

- Qualified Engineers registered in the State of California
- Industry Professionals with decades of experience in high rise window cleaning.
- AutoCAD Drafters
- Excellent Administrative Support Professionals.



Please call us to find out more or visit www.facadeaccess.com

Corporate Office:

26232 Enterprise Court, Lake Forest, CA 92630
Tel: (949) 455-0796 | Fax: (949) 455-0798

Los Angeles Office:

Tel: (323) 604-0796 | Fax: (323) 297-2985
www.facadeaccess.com

San Diego Metro Office:

10439 Roselle St. Suite C San Diego, CA 92121
Tel: (858) 643-1644 | Fax: (858) 225-0596



CAL OSHA General Safety Industry Orders (GISO) Title 8 Regulations

1. September 1974

- Counterweighted outriggers prohibited for window cleaning

2. April 1993

- Building Owner to provide “written assurance” that the window cleaning equipment has been inspected and is safe for use.

3. August 1998

- Operating Procedures Outline Sheet (OPOS) now required specific conditions (see below).
- Boatswains Chair or CDA's (Controlled Descent Apparatus) is no longer expressly allowed for window cleaning.

As indicated above, GISO Title 8 was modified to require the development of an OPOS (Operating Procedures Outline Sheet) (Section 3282(p)(1)(C)). *Failure to comply not only exposes the building owner to actions by the Division of Industry Relations, but more importantly puts at risk the lives of anyone working from or exposed to their window cleaning system.* Relying on the consummate professional window cleaning contractor to protect you as a client is not always the best solution. In California, the building owner (not the window cleaning contractor) is legally responsible for providing a “safe-workplace” for outside contractors with respect to window cleaning or “scheduled maintenance” operations.

YOU NEED AN OPOS IF ANY OF THE FOLLOWING CONDITIONS EXIST ON YOUR BUILDING:

When the original system design drawings, engineered load certification and/or operating manual(s) for the window cleaning equipment has been lost or is not available, it may be necessary to develop an OPOS [3298(a) 3&4][i][v].



Section 3282(p)(1)(C) – General Requirements for All Window Cleaning Operations

(1) Owners of buildings 36 feet or more in height shall have an Operating Procedures Outline Sheet (OPOS) where one or more of the following conditions apply to such buildings:

- (1)A. A building does not have an established window cleaning system or procedure meeting the requirements specified in Articles 5 and 6, or
- (1)B. A building's original window cleaning procedures prepared in accordance with the requirements in Articles 5 & 6 have been changed because of building modifications, or
- (1)C. A building has extreme architectural features, features, which require the use of complex rigging/equipment or a building uses rigging, or equipment not covered by these Orders.

Section 3286(a)(1) – Manual Boatswain's Chairs and Controlled Descent Apparatus (CDA).

- (B) When boatswain's chairs or CDAs are used for window cleaning operations, the following conditions shall be complied with:
- (B)(5) An Operating Procedures Outline Sheet (OPOS) shall be developed as required in

Section 3282(p)(1)(C). Section 3291(d) – Outrigger Beams

- (2) The use of counterweights on the inboard end of portable or transportable outrigger beams shall be permitted only when the following conditions have been met:
- (2)(A) The building on which the counterweight beam is to be used, was constructed prior to July 23, 1990.
- (2)(B) The building was not designed for other suspension systems.
- (2)(C) An Operating Procedures Outline Sheet (OPOS) shall be developed in accordance with Section 3282(p) of these orders.

OPOS Development Requirement Assessment
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