WINDOW CLEANING BAY AREA

WHITE PAPER

Annual Inspection And Load Testing Of Building Maintenance Equipment

Owner duties for davits, roof cars and powered platforms: field tests before service, inspections every 12 months, 30-day maintenance checks, written assurance to the employer and signed certification records.

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Executive Summary

Davits, roof cars, powered platforms and the building structures that support them are owner equipment. Federal and California rules require owners to have that equipment inspected, tested where necessary and documented on a fixed schedule. They also require owners to give the cleaning employer written assurance before the equipment is used. This paper lays out the schedule and records from 29 CFR 1910.66 and Title 8 §3282.

Key Points

- **Before First Use:** Every completed installation must be inspected and tested in the field before initial service and after any major alteration. 1910.66(g)(1)
- **Every 12 Months:** Supporting structures and all equipment parts are inspected by a competent person at intervals not exceeding 12 months. 1910.66(g)(2)(i)–(ii)
- **Every 30 Days:** Each platform installation gets a maintenance inspection every 30 days, or before each work cycle if cycles are shorter. 1910.66(g)(3)(i)
- **Owner Keeps Records:** Owners keep signed, dated certification records. 1910.66(g)(2)(iii)
- **California Too:** Safety devices and equipment are inspected at least every 12 months, with tests per §3296(b). §3282(p)(1)(B)

Why Annual Inspection Matters

Under both rules, the owner, not the cleaning contractor, is responsible for confirming that the building's equipment is fit for use. Before each use, owners of new installations must tell the employer in writing that the installation meets the design requirements. 1910.66(c)(1) California requires the same written assurance, before use, covering anchors, platforms, hoists, wire rope and electrical design. §3282(p)(1)(A)

What Gets Inspected

Initial And Alteration Tests

Field inspection and testing confirm that all parts conform and that safety and operating equipment work. "No hoist in an installation shall be subjected to a load in excess of 125 percent of its rated load." 1910.66(g)(1)

Periodic Inspection

Building supporting structures are inspected at intervals not exceeding 12 months. All equipment parts, including control systems, are inspected and tested where necessary at the manufacturer's interval, also not to exceed 12 months. Wear parts such as "wire ropes, bearings, gears, and governors" are checked specifically. 1910.66(g)(2) Employers also inspect working platforms for visible defects before every use. 1910.66(g)(2)(iv)

Maintenance

Equipment must be kept in proper working order and "taken out of service when it is not in proper working order." Hoisting ropes with poured socket fastenings are resocketed at intervals not exceeding 24 months. 1910.66(h)(1), (h)(3)

Owner Responsibilities And Records

Item	Frequency	Source
Field Inspection And Test	Before Initial Service; After Major Alteration	1910.66(g)(1)
Supporting Structures	≤ 12 Months	1910.66(g)(2)(i)
Equipment And Controls	Manufacturer Interval, ≤ 12 Months	1910.66(g)(2)(ii)
Platform Maintenance Inspection	Every 30 Days Or Each Work Cycle	1910.66(g)(3)(i)
Poured Socket Resocketing	≤ 24 Months	1910.66(h)(3)(i)
CA Safety Devices And Equipment	≥ Every 12 Months	§3282(p)(1)(B)

The certification record includes the inspection date, the inspector's signature and the identifier of the structure or equipment inspected. It is kept available to OSHA and to the employer. 1910.66(g)(2)(iii) Inspection and testing are done by a competent person. WCBA does not perform equipment certification; owners should use qualified inspectors. Suspended work on WCBA jobs is performed by a vetted partner crew.

Sources

- 29 CFR 1910.66. https://www.ecfr.gov/current/title-29/section-1910.66
- Cal. Code Regs. Title 8 §3282. https://www.dir.ca.gov/title8/3282.html

This paper summarizes regulations and agency guidance for general information and is not legal advice. Requirements may change and vary by city; consult the current text, your local agency and qualified professionals.

About Window Cleaning Bay Area

Window Cleaning Bay Area provides commercial window cleaning, pressure washing and solar panel cleaning across the San Francisco Bay Area. Contact: grayson@windowcleaningbayarea.com