



Building Maintenance Unit (BMU) Course: Facade Access, Gondola Examination and Rope Access



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Introduction:

Building maintenance unit BMU facade access, gondola examination and rope access management is a 5-day course for facility management, developer and owner's engineering units responsible for high-rise towers, who produce a Facade Access Strategy and BMU Operations Plan for a case tower. Towers are handed over with cradles that cannot reach every elevation, roof anchors without test records and cleaning contractors working on ropes with no rescue arrangement. Nominees already manage building operations or approve access contractors, and learn through inspection walkthroughs of roof plant, cradles and anchor layouts. CoreConcept Training Center delivers this BMU and facade access course.

Course Objectives:

- Compare roof trolley, monorail, davit, telescopic jib and cradle arrangements and select a facade access method for each elevation of a tower
- Review anchor, davit socket and parapet rail layouts against EN 795 and EN 1808 criteria before roof finishes are closed
- Organise load testing, periodic thorough examination and defect records for suspended platforms and their wire ropes
- Specify and supervise rope access and window cleaning contracts, including technician grades, method statements and permits to work
- Prepare a rescue plan for a stranded cradle or suspended technician and assign roles, equipment and response times
- Build a Facade Access Strategy and BMU Operations Plan with governance, inspection cycles and contractor controls for a case tower

Target Audience:

- Facility management units accountable for cleaning, glazing replacement and maintenance of tower exteriors
 - Developer technical units that brief designers on roof access plant during concept and detailed design
 - Owner's engineering units that accept BMU installations at handover and hold their examination records
 - Facade access coordination units that schedule cradle drops, rope access crews and permits across occupied buildings
 - Contract management units that procure and monitor window cleaning and specialist access contractors
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Course Outline:

Day 1: Facade Access Needs and Tower Access Baseline

- Building Maintenance Unit Definition and Facade Access Purposes
- Permanent Cradles Versus Temporary Suspended Platforms and Chairs
- Facade Geometry Constraints From Setbacks, Fins and Atria
- Cleaning, Reglazing and Sealant Renewal Access Demand Profile
- Existing Tower Access Equipment Register and Coverage Gap Review

Day 2: BMU Types, Standards and Roof Access Design

- Roof Trolley, Telescopic Jib and Slewing Arm Configurations
- Monorail Track, Davit Socket and Parapet Rail Systems
- EN 1808 Requirements for Suspended Access Equipment Design
- ASME A120.1 Powered Platform Provisions Compared With EN 1808
- Roof Plant Space, Parking Bays and Structural Load Coordination

Day 3: Anchors, Examination Regimes and Rope Access Operations

- EN 795 Anchor Device Classes and Pull Test Records
- Commissioning Load Test and Overload Trip Verification Procedure
- Periodic Thorough Examination Schedule and Wire Rope Discard Records
- ISO 22846 Twin Rope Working and Safety Line Method
- IRATA and SPRAT Technician Grades in Crew Supervision

Day 4: Contract Control, Rescue Planning and Access Governance

- Window Cleaning Contract Scope, Frequency and Performance Indicators
- Method Statement and Permit to Work Review for Drops
- Stranded Cradle Recovery and Suspended Technician Rescue Plan
- Wind Speed Limits, Exclusion Zones and Dropped Object Controls
- Robotic Facade Cleaning Options and Exposure Reduction Appraisal

Day 5: Inspection Walkthrough and the Facade Access Plan

- Roof Level BMU and Anchor Layout Inspection Walkthrough
 - Cradle Pre-Use Check and Examination File Audit Exercise
 - Rope Access Crew Method Statement Challenge Case
 - Case Tower Rescue Drill Scenario and Lessons Record
 - Facade Access Strategy and BMU Operations Plan Completion
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Skills You Will Gain:

- Facade Access Method Selection
- BMU Specification Review
- Anchor Layout Assessment
- Suspended Platform Examination Management
- Rope Access Crew Oversight
- Access Contract Performance Monitoring
- Stranded Cradle Rescue Planning
- Access Safety Governance

Why Attend This Course:

- Deliver a Facade Access Strategy and BMU Operations Plan to the asset manager, developer design lead and facility director for a case tower
- Decide which elevations need a permanent cradle, which suit davit drops and which can be served by rope access crews
- Avoid handover delays, unexamined cradles, untested anchors and unplanned rescues that halt cleaning and expose operators
- Brief roof supervisors, cleaning contractors and security control rooms on permits, weather limits and rescue roles

Conclusion:

Once back, the participant presents the Facade Access Strategy and BMU Operations Plan to the asset manager and facility director, who use it to approve access equipment, award cleaning and rope access contracts and set examination cycles. Developer teams use the same plan to fix roof plant space and anchor positions before design freeze. After the first full cleaning cycle and the first thorough examination, the unit should review coverage gaps, defect findings, contractor performance and any rescue drill results, then revise the plan.

Frequently Asked Questions FAQ:

What should participants know before the building maintenance unit BMU and facade access course?

Participants should already manage building operations, approve maintenance contractors or coordinate tower design. No rope access certificate is needed. Bringing roof drawings, an access equipment register or a cleaning contract from their own building helps during the inspection walkthrough exercises.

How does a BMU and facade access course differ from a curtain wall or general work at height course?

It covers how an owner reaches and services a finished facade: cradle selection, anchors, examination regimes, rope access contracts and rescue. Curtain wall courses design the glazed envelope itself, and general work at height courses cover scaffolds, ladders and lifting across all site tasks.

Why does a building maintenance unit need periodic thorough examination?

Wire ropes, brakes, overload devices and roof track wear with each drop, and weather accelerates the damage. Periodic thorough examination with recorded findings catches defects before a cradle is used, and gives the owner evidence that the equipment remained fit for use.

What do participants take back from the BMU and facade access course?

Participants take back a Facade Access Strategy and BMU Operations Plan, with an access coverage map, anchor and examination register, contractor control checklist and rescue plan that they can adapt to their own towers.