

Planned Preventative Maintenance (PPM) of Balustrade Installations: A Safety Imperative

Why Annual Maintenance Matters

Balustrades and handrails are critical safety systems designed to prevent falls from height and ensure user protection. Whether installed in educational buildings, residential complexes, or industrial settings, their integrity over time is vital. Regular inspections not only support compliance with UK regulations but also protect building owners, contractors, and end users from unnecessary risk.



Legal Obligations and Industry Standards

Working at Height Regulations (WAHR) 2005.

These regulations stipulate that any equipment used for working at height - including handrails and barriers - must be inspected and maintained by a competent person.

The Provision and Use of Work Equipment Regulations (PUWER) 1998.

PUWER requires that any work equipment is maintained in an efficient state, working order, and good repair. Manufacturers recommend inspections be conducted every 12 months.

Testing Standards for Balustrades and Barriers

Balustrades must be tested against relevant British and European Standards, including:

- BS 6180:2011 - Barriers in and about Buildings: Code of Practice
- BS 13700:2021 - For freestanding handrails
- Eurocode 1 - Determines loading requirements for various configurations (glass, posts, infills, etc.)

These standards ensure that balustrade systems are not only compliant but also fit for purpose, able to withstand prescribed loads, and safe for ongoing use.

Why In-Situ Inspections are Critical

Many systems pass performance testing in a controlled lab, but in-situ performance can vary greatly due to:

- Misuse
- Building tolerances and movement
- Material/concrete fatigue
- Movement limits being exceeded (e.g., BS 6180 allows max 25mm deflection under load)

Who Is Responsible?

Under the Regulatory Reform (Fire Safety) Order 2005, the 'Responsible Person' (typically the building owner, manager, or designated duty holder) must ensure:

- All safety equipment and installations (including balustrades and escape routes) are maintained and safe
- Maintenance systems are documented and up-to-date Failure to meet these responsibilities can result in significant legal and financial consequences.



Conclusion: A Proactive Approach

While balustrade testing is not yet a legal requirement in all settings, it is quickly becoming industry standard practice. Clients, insurers, and specifiers are increasingly demanding:

- Certified test data from manufacturers
- Regular inspection reports

Annual inspections are a low-cost, high-impact way to ensure continued compliance, prevent accidents, and extend the life of your safety systems.



Protect your building | Protect your people | Invest in PPM

For more information or to schedule an inspection, contact Delta Balustrades Ltd

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