



Inspection Report

Suspended Access & Fall Protection System

2025
REPORT#: IRPT102136

CONDITIONALLY ACCEPTABLE FOR USE

Inspection Date: 2025-Feb-14

Client (Billing Address): **Ocean Four Condominium Association, Inc.**
17201 Collins Avenue
Sunny Isles Beach, Florida
United States, 33160

Project Address: 17201 Collins Avenue

Inspection No.: II01-02-2025-12056

Inspector Name: Jesus Torna

Attention: **Sam Litvak Cam**

INTRODUCTION

- A visual inspection of the equipment was performed. The inspection included a review of the exposed, visible, and accessible components of the system for signs of distress.
- The inspection was also based on a review of the Occupational Safety & Health Act and Regulations for window cleaning pursuant to local regulations.
- This inspection report was prepared by Pro-Bel Group Ltd. and reflects the inspector's judgment based upon information available at the time the report was prepared.

DRAWINGS

- A copy of the engineered **DRAWING WAS POSTED** at the entrance to the roof. This requirement is pursuant to OSHA regulations and generally accepted OSHA enforcement practices and manufacturer's recommendations.

Produced By	Drawing Number	Stamping Engineer	Stamping Date
PROBEL	29993-2017-Y	Samuel S. Shilesh	2017-Dec-05

- The engineered drawings are considered certified providing that Federal OSHA mandated annual inspections are performed in accordance with the OSHA enforcement practices and Pro-Bel's Equipment Manual and Inspection Logbook.
- Documentation: the building owner shall provide written assurance based on all relevant available information, including but not limited to stamped shop drawings, test data (when required) and equipment specifications.
- Window cleaners must read and understand shop drawings including restrictive notes as shown on the drawings

LIST OF EQUIPMENT

- The following equipment was accessible for review at the time of the inspection, unless noted otherwise. Please refer to the system equipment locations and details.

Quantity	Model #	Description
18	PB	Cast in Place Wall Davit Bases
28	PB68S	Recessed Wall Anchors
18	PB	Davit Arm Assemblies

SYSTEM DESIGN

- The safety & rigging equipment system has been supplied by **PROBEL** for use with a suspended stage for window cleaning and/or exterior building maintenance.

USAGE AND RESTRICTIVE NOTES

- Pro-Bel recommends that all workers read and understand the drawings in conjunction with the inspection report prior to accessing the roof or using the equipment. Workers are also responsible to produce a work plan and shall be able to demonstrate that they are able to work safely in all area.
- Workers must rig in such a manner in order to protect their primary and secondary lines from being cut off or chaffing at all times.
- Window cleaners must read and understand shop drawings including restrictive notes as shown on the drawings.
- Workers must rig in such a manner that their lines do not rest on the glass railings.
- Per 1910.27 (b) (1) (ii) Employers may not permit the use of anchorages unless they have written information from the Building Owner that each anchorage meets requirements of paragraph (b)(1)(i) of section 1910.27. The employer must keep this information for the duration of the job.
- Equipment exhibiting signs of rust should be cleaned with a wire brush and treated with cold galv. to maintain integrity of system.
- We strongly suggest that cable systems be installed to ensure safe access to davit bases. Please contact Pro-Bel.

FINDINGS

- The equipment installed matches the drawings posted.
- All anchoring points appear to be snug and secure.
- No deterioration of the equipment was noted.
- All of the available threads were inspected and it was visually noted that all retaining bolts have a minimum of two (2) threads exposed which have been properly deformed past the nut.
- The equipment on this building has a valid certification and must be re-certified on or before: **2027-Dec-05**.



- Typical davit assemblies on site.



- Typical wall anchor on site.

ACCESS REQUIREMENTS

△ The following rooftops were not accessible at the time of inspection with a permanent ladder or access hatch: **All equipment in the north, east, and south towers**. Contact Pro-Bel for further discussion to resolve this issue.

DEFICIENCIES

- Wall anchors 18 and 27 are missing or covered up.

SUMMARY AND RECOMMENDATIONS

- There were areas that were not accessible during the inspection. Please refer to the access section for specific details.

GENERAL COMMENTS

- △ The equipment inspected can **BE CONSIDERED CONDITIONALLY ACCEPTABLE FOR USE** once all above mentioned concerns are addressed.
- Keep this and subsequent annual reports on site along with a record of any modifications or repairs to the system.
 - Any unauthorized modification or changes, or damage to the equipment is the responsibility of the property manager or exterior maintenance contractor. Pro-Bel accepts no responsibility for damages if any, suffered as a result of unauthorized alterations however cause to the equipment.

Report Prepared By:

Brent Laporte - Inspection Department Manager
(on behalf of Certified Inspector: Jesus Torna)

Date: 2025-Mar-14

