OWNER REFERENCE · REV 2026-08

Roof Anchor Compliance Guide

What building owners and property managers need to know about OSHA requirements, inspection and testing cycles, and the documentation that keeps crews working and liability managed.

ANSI/IWCA I-14.1 | ANSI/ASSP Z359 | OSHA 29 CFR 1910.27(b)(1)

/01 Your Legal Responsibility as a Building Owner

Under **OSHA 29 CFR 1910.27(b)(1)(i)**, before any rope descent system is used on your building, you must inform the contractor's employer in writing that each anchorage has been identified, tested, certified, and maintained so it can support at least 5,000 pounds, in any direction, for each worker attached. That confirmation must be based on an annual inspection by a qualified person and on certification of each anchorage by a qualified person as necessary, and at least every 10 years.

Under **1910.27(b)(1)(ii)**, no window cleaning or rope access contractor may put workers on your anchor system until their employer has that written confirmation in hand. If your documentation is missing or outdated, work stops, and the liability stays with you.

$16,550	$165,514	Civil Liability
MAX PER SERIOUS VIOLATION	MAX PER WILLFUL OR REPEATED	LAWSUITS + INSURANCE EXPOSURE

Federal OSHA maximum civil penalties in effect for 2026.

/02 The Compliance Cycle

ANNUAL · OSHA REQUIREMENT

Inspection

Every anchor and davit is evaluated, tagged, and documented by a qualified person. Rope descent anchorages require this annually under OSHA 1910.27(b)(1); fall arrest anchors follow the ANSI/ASSP Z359.2 standard of care and manufacturer requirements.

EVERY 10 YEARS, OR AS NECESSARY · OSHA REQUIREMENT

Recertification

OSHA 1910.27(b)(1) requires certification of rope descent anchorages as necessary, and at least every 10 years. ADS recertifies with proof load testing of every anchor to 2,500 pounds held for 60 seconds per ANSI/IWCA I-14.1, reviewed and stamped by a licensed professional engineer. Fall restraint anchors are inspected, not proof load tested.

THE 5-YEAR PULL TEST · INDUSTRY BEST PRACTICE

For adhesive-installed anchors, ANSI/IWCA I-14.1 industry practice adds a mid-cycle pull test, commonly at the 5-year mark. It is the **same calibrated test** performed during recertification and the earliest reliable warning for failing adhesive bonds. A pull test alone does not reset your certification date; only an engineer-stamped recertification does.

/03 Common Compliance Gaps We Find

- **No load testing on record**
  Anchors installed but never proof tested. The most common gap we find on otherwise well-run buildings.
- **Annual inspections skipped or delayed**
  Deterioration and damage go undetected between cycles, and the paper trail develops holes.
- **Missing or outdated certification**
  A certification past its window carries the same practical risk as no certification at all.
- **Anchor damage from rooftop work**
  HVAC and roofing contractors routinely disturb connections. Most owners find out at the next inspection.
- **No written contractor confirmation**
  Without it, contractors cannot legally begin rope descent work. Delays and liability fall on the owner.
- **Assuming new anchors are certified**
  Engineered and installed does not mean certified. Different processes, different documentation.

/04 How ADS Manages Your Compliance

01 Documentation & Planning

We review your existing records and original building plans to identify anchor type, installation method, and structural connections before any field work begins.

02 Inspect & Test

Every anchor and davit is evaluated visually and under calibrated hydraulic load. No sampling. Every point is tested, tagged, and documented against OSHA and ANSI requirements.

03 Ongoing Compliance

We track your annual inspection and recertification timelines and reach out before deadlines. One contact, current documentation, managed liability.

QUALIFICATIONS

- IRATA Trained Technicians
- Licensed Professional Engineer Review
- Calibrated Tensile Testing Equipment
- Full General Liability & Workers' Comp Insurance
- COI Available Upon Request

INCLUDED WITH EVERY ENGAGEMENT · THE ADS CLIENT PORTAL

Every building you manage on one screen: **green** if current, **yellow** if an inspection is coming due, **red** if certification has lapsed, with the engineer-stamped paperwork one click away. Logins for your whole team at no charge on every ADS engagement.

/05 Five Questions Every Property Manager Should Be Able to Answer

NO.	QUESTION
01	**When was your last load test?** If you do not know, or it falls outside your building's testing and certification window, your building may already be out of compliance.
02	**Does every anchor have a current tag or identifier?** Tags link each anchor to your inspection records. Missing, illegible, or outdated tags are a strong sign the records behind them are incomplete.
03	**Do you have written confirmation on file for every contractor?** OSHA requires it before any rope descent work begins. Without it, contractors cannot legally proceed.
04	**Has any rooftop work been done since your last inspection?** HVAC, reroofing, and equipment work commonly disturb anchor connections without the owner's knowledge.
05	**Were your anchors formally certified after construction?** Installation and certification are separate processes. Without post-construction certification on record, compliance cannot be confirmed.

Ready to Find Out Where You Stand?

Schedule a free compliance consultation. We review your documentation, walk your roof, and give you a clear picture of your compliance status at no cost.

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