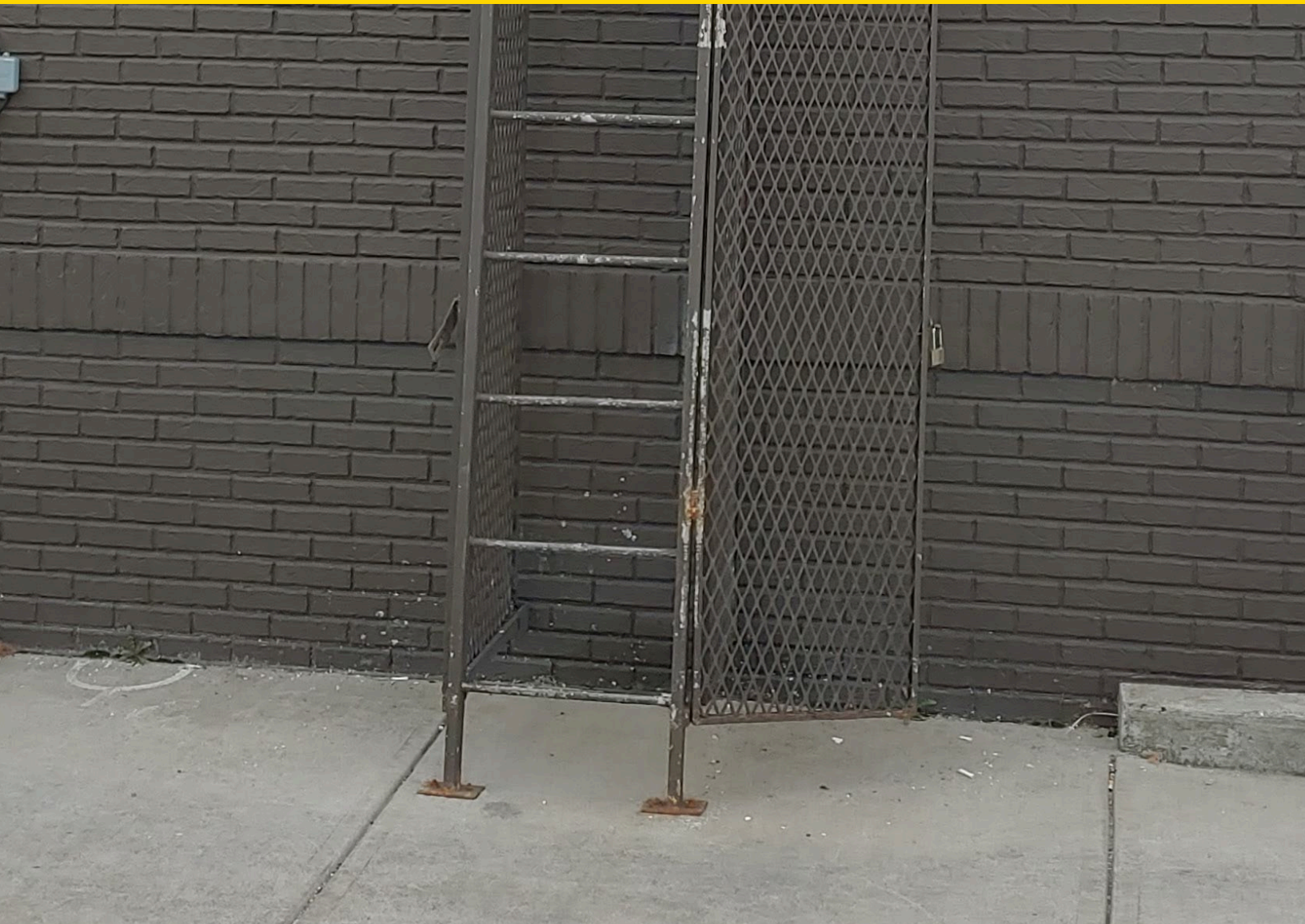
LadderPort

SAFER ROOF ACCESS FOR SCHOOLS:

Why Fixed Ladders Create Risk



Introduction

School campuses are designed for safety, structure, and supervision. But many still use fixed exterior ladders to provide roof access for maintenance personnel. In theory, these ladders are secured. In practice, they often become an open invitation—for students, vandals, and liability.

This guide is for school facility managers, architects, and safety officers who are responsible for creating secure educational environments. It outlines the hidden risks of fixed ladders and why LadderPort's wall-mounted ladder receiver is a safer, smarter alternative.

CHAPTER 1

Students + Ladders = Danger

Easy access to fixed ladders is an invitation that's too tempting to resist. Students see them as a challenge, a chance to do something off-limits. The climb feels harmless—just a few rungs for a little excitement—but the risk is anything but small.

The moment they step onto the roof, that fleeting thrill becomes the district's liability. A single fall can lead to serious injury, lawsuits, and long-term consequences that could have been avoided with the right safety measures in place.

Real-World Risks:

- Climbing for dares or TikTok challenges
- Senior pranks involving roof access
- Unauthorized filming or graffiti from rooftops
- Falls resulting in severe injury or death

CHAPTER 2

Fixed Ladders Are Vulnerable Access Points

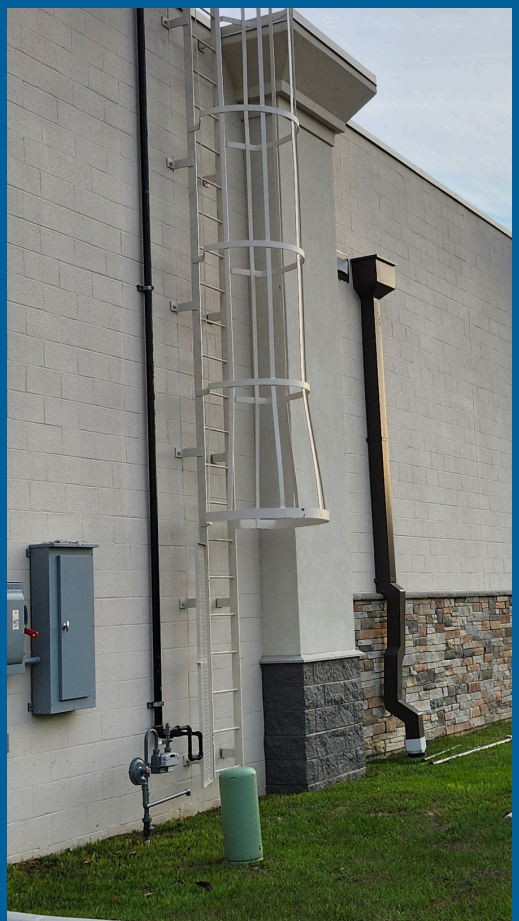
Even with cages or guards, fixed ladders are often left exposed. School maintenance staff may leave gates unlocked for vendors or forget to re-secure them after inspections.

Locks corrode. Guards bend. Students and intruders find ways around them.

Compounding Issues:

- Maintenance crews lack consistent lockout discipline
- Surveillance can't monitor every exterior wall
- Cages are easy to bypass with foot holds or props

Once compromised, fixed ladders become silent threats. Schools may not realize they've been accessed until something goes wrong.



CHAPTER 3

Roof Vandalism, Theft, and Trespass

School rooftops are home to expensive assets—HVAC units, antennas, solar panels, and grease fans (in culinary schools). Fixed ladders give vandals and thieves a shortcut.

Common Incidents:

- Rooftop graffiti or mascot/decor theft
- HVAC copper coil theft
- Tampering with surveillance or telecom hardware
- Damage to skylights or solar panels

Every incident comes with repair costs, insurance claims, and administrative headaches.

Compliance, Liability, and Risk

OSHA 1910.23 applies to educational facilities. Fixed ladders must be inspected, maintained, and outfitted with proper fall protection. But inspection budgets are tight, and these ladders are often overlooked.

When something goes wrong, schools face scrutiny not only for the incident—but for poor access control.

Legal Exposure:

- Injury or death leads to lawsuits
- Insurance claims may be denied if access was unsecured
- Architects and designers may be held accountable for risky specs

OSHA 1910.23 Summary

- Fixed ladders must be capable of supporting intended loads.
- Over 24 feet requires a ladder safety system or personal fall arrest system.
- Must have clearances (minimum 7" from wall) and proper rung spacing.
- Regular inspection and maintenance is required to remain compliant.

The LadderPort Receiver Advantage

The LadderPort ladder receiver is designed to eliminate unnecessary climbing surfaces. It provides a wall-mounted access point for portable ladders—used only when maintenance is needed.

There's nothing to climb unless you bring the right ladder.

Why It Works for Schools:

- No permanent ladder or cage
- No exposed climbing surface
- Access only when authorized
- Blends with building design
- No student temptation
- No lockouts to forget

Facility teams stay in control, and students stay safe.

CHAPTER 6

What to Specify Instead

Architects and facility leaders can eliminate fixed ladder risk from day one.

Spec Recommendations:

- Remove fixed ladders from school exteriors
- Specify LadderPort Receiver to be mounted at roof level on the building wall
- Require controlled-use portable ladder with anti-slip feet

Sample Spec Language:
LadderPort™ Wall-Mounted Ladder Receiver Specification

Provide and install a LadderPort™ Ladder Receiver system at designated roof access locations. Unit shall be wall-mounted at roof level and fabricated of heavy-duty steel construction.

- **Handrails:** System shall include dual handrails extending a minimum of 36 inches above the finished roof surface to provide compliant and secure handholds during roof transition.

- **Ladder Alignment & Retention:** Receiver shall incorporate formed steel side plates to prevent lateral movement of the extension ladder and integrated forward hooks to prevent the ladder from tipping backward during use. Hooks shall be contoured to allow the ladder to be placed or removed without tools or mechanical fasteners.

- **Finish Options:** All steel components to be powder coated in safety yellow, statutory bronze, or hot-dip galvanized for corrosion resistance and visibility. Inside coated with rust prohibitive.

- **Compliance:** System must meet or exceed OSHA 1910.29(b) strength and durability requirements, including 200 lb. concentrated load pull force at top rail.

- **Optional Items:** Self-Closing Safety Gate: Provide factory-fabricated steel self closing safety gate, designed to install seamlessly between handrails at roof entry point. Finish to match Ladder Receiver.

- **Mounting Hardware Kit:** Manufacturer recommends thru-bolt installation wherever possible for maximum strength and compliance. The hardware kit shall include threaded rod, nuts, bolts, washers, and associated hardware suitable for masonry or concrete substrates. If thru-bolting is not feasible, installer shall verify appropriate anchoring method with project engineer or architect to ensure proper load resistance and code compliance.

- **The Rubber Roof Pad:** Designed to protect the roofing membrane from wear and damage at the contact point of the LadderPort™ Ladder Receiver. This pad ensures long-term integrity of the roof surface while maintaining OSHA-compliant rooftop access.

- **Instructional Wall Sign:** The sign shall outline proper ladder use and safety procedures per OSHA standards, serving as a visual reminder and liability safeguard against improper or unauthorized use.

Receiver shall be compatible with standard extension ladders and allow secure, repeatable rooftop access without the need for a permanent fixed ladder. Provide manufacturer's standard hardware and installation guidelines.

Approved Product: LadderPort™ Ladder Receiver as manufactured by LadderPort®, ladderport.com Patented in US & Canada.

Note: Contact LadderPort to obtain detailed specifications and ensure selection of the correct LadderPort model for your application.

SAFE ROOF ACCESS ISN'T OPTIONAL

SECURE ROOF ACCESS MATTERS

Schools can't afford to ignore roof security. Fixed ladders might seem simple, but they're a weak point that invites risk. With LadderPort, you stay compliant, reduce vandalism, and eliminate unauthorized access—all without disrupting campus design. Smarter access starts with smarter specs.

Rethinking Roof Access?

Request a Quote

sales@ladderport.com