

HOW TO MANAGE YOUR SITE WHEN CONSTRUCTION STOPS

Here are some tips to help you ensure that your construction site, the partially built structure, and neighbouring area remain well safeguarded and secure when construction has ceased.

- This checklist provides general guidance only.
- Refer to the terms and conditions of your policy for further details regarding your obligations with respect to construction sites and partially built structures.
- In the event of any conflict between this general guidance and your policy, the terms of your policy will govern.

Construction sites are susceptible to numerous loss exposures when in full operation. And when construction ceases for a period of time, these loss exposures can increase significantly. Among the many risks that need to be mitigated when construction stops are unlawful entry (crime) and fire.

It's important that the inactive construction site isn't forgotten as there can be any number of things that could lead to a significant loss that would further cause project delays and/or a substantial financial loss.

UNLAWFUL ENTRY

Construction sites can be attractive to criminals due to the potential availability of tools, equipment, and various building materials. But it's not only thieves who have an interest! Partially constructed structures are sometimes viewed as a big "play structure" by children or teenagers.

Every year, approximately

\$46 million
of tools & materials

are stolen from construction sites in Canada and less than 25% of that is recovered *



☒ **Complete this checklist to help mitigate losses from unlawful entry to your site.**

☐ **Fully fence the perimeter of the construction site to help prevent unlawful entry.**

Date:

Time:

Responsible person's name:

Actions taken:

☐ **Post proper safety warning signs around the perimeter of the site.**

Date:

Time:

Responsible person's name:

Actions taken:

☐ **Remove all loose combustible and non-combustible construction material from the site.**

Date:

Time:

Responsible person's name:

Actions taken:

☐ **Remove all construction combustible and non-combustible formwork from the site, as some aluminum forms are of value given that they are metal.**

Date:

Time:

Responsible person's name:

Actions taken:

☐ **Remove all construction waste bins.**

Date:

Time:

Responsible person's name:

Actions taken:

☐ **Remove all contractor's portable equipment, tool- boxes and mobile equipment from the site.**

Responsible person's name:

Date:

Time:

Actions taken:

☐ **Maintain site security 24 hours, 7 days a week with regular rounds of the construction site being made.**

Responsible person's name:

Frequency of inspection:

☐ **Monitor the video surveillance on an ongoing basis.**

Responsible person's name:

☐ **As applicable, secure and lock building doors and windows.**

Responsible person's name:

FIRE PROTECTION

Construction site fire exposure may vary depending on the type of construction and occupancy. For example, framed residential construction projects may have a higher fire exposure than high rise fire resistive construction. In addition, you may not be able to fence the perimeter of a residential subdivision under construction, which means it's even more important to be aware of the potential risk of fire at an inactive construction site.

Local fire departments

responded to an estimated average of

**3,840
fires**

in structures under construction per year from 2013 – 2017 **



Complete this checklist to help mitigate fire losses at your site.

- ☐ **Maintain, and make available, all fire protection measures such as portable fire extinguishers, hose cabinets and private hydrants.**

Date:

Time:

Responsible person's name:

Actions taken:

- ☐ **Ensure the construction site is fully accessible by the fire department including unimpeded access to fire hydrants and any private water supplies.**

Date:

Time:

Responsible person's name:

Actions taken:

- ☐ **Complete and document (i.e. date, time of day, confirm that the video surveillance is on, include all observations and actions taken) a full walk around of the site daily. This should be completed by the Construction Manager or their representative to ensure that there are no exposed combustibles or ignition sources, and to detect evidence of tampering on the site that might lead to a fire situation.**

Date:

Time:

Responsible person's name:

Video surveillance on? ☐ Yes ☐ No

Observations/Actions taken:

- ☐ **Regularly check the integrity of the fence and maintain it as needed.**

Date:

Time:

Responsible person's name:

Observations/Actions taken:

- ☐ **Maintain a log with all the aforementioned information with the date and time recorded for these checks.**

Responsible person's name:

* Source: Construction Site Theft Prevention: Advice for Canadian Contractors. (2019, July 17).
Retrieved March 31, 2020, from <https://hitachicapital.ca/news/construction-site-theft-prevention-advice-canadian-contractors>

** Source: Campbell, R. (2020, February). Fires in Structures under Construction or Renovation.
Retrieved March 31, 2020, from <https://www.nfpa.org/-/media/Files/News-and-Research/Fire-statistics-and-reports/Building-and-life-safety/osFiresInStructuresUnderConstruction.pdf>