

Protecting Idle Construction Sites Tips for managing a business shutdown

During an emergency, you may have to halt operations and instruct your staff to remain at home. If required to do so, you will have to take measures to keep property at a construction site safe and secure.

You'll need to work with your broker and insurance company to ensure necessary steps are taken. Project delays will be inevitable; the lengths of these delays will be largely unknown, and each project may require its own set of action plans for risk management. To help you manage your response, we've prepared a checklist of common steps to take on construction sites. Please review these items and implement them if they apply to your operations.



Securing the site

- Maintain all site fencing and ensure that gated entries are locked.
- If you haven't already, consider installing remotely monitored CCTV on sites with property that might be attractive to thieves.
- Enclose all buildings under construction. Lock windows and doors to prohibit entry.
- Store high-value equipment in locked site trailers, or, if possible, move it from the site to be stored securely elsewhere.

Preventing fire and water damage

- Turn off all temporary heating sources.
- Remove all flammable liquids and combustible materials from the project site.
- Isolate all incoming water mains by either closing the incoming water main valve or having a leak- or flow-detection device fitted.
- If the fire protection system uses sprinklers, ensure that the water supply to the system is not isolated.

Protecting civil construction sites

- Move any materials and equipment awaiting installation to higher elevations to avoid water damage during rainy season. If possible, equipment should be removed from tunnels, shafts and other underground locations.
- If equipment has already been installed, underground access points should be capped off to reduce water inundation.
- Remove heavy equipment from the site and return it to contractors' facilities. If doing so isn't possible, implement anti-theft measures to keep the equipment secure.

Special measures for storage facilities

- Storing project equipment, heavy equipment and fleet vehicles in contractor facilities leads to an increased "concentration of values" in those facilities. When discussing risk mitigation plans with your broker, inquire about special measures to take for these increased concentrations. In particular, fire spread should be considered when determining the appropriate spacing of your assets at storage locations.

If you have any questions or concerns, please do not hesitate to contact your broker. The RSA Construction Centre of Excellence is also here to help you evaluate and manage your risks during this period of uncertainty.