

Temporary Closure: New Build Construction Sites Guidance

New Build Construction Sites

Our customers are facing enormous challenges as buildings are forced to close or operate on a limited basis going forward.

The construction industry has been rapidly ramping up preparations to deal with the coronavirus. This could lead to some construction sites being minimally occupied for example, safety critical trades may continue or, in the worst-case scenario, long term site shutdowns.

Where we insure a construction site and the existing site security measures remain fully resourced and in place, there is no need to advise Zurich if the site has switched to a skeleton staff operation however if your 24/7 security guarding is removed then, please contact Zurich in advance to seek advice. This guidance is from a risk management perspective only. Any queries relating to insurance cover should be made with your insurance advisor or broker.

For general construction sites we've put together a checklist of risk control measures to consider to help secure buildings and to use as a reference point for regular checks during temporary closedown periods.

Risk Control Measures

- **Combustible Materials & Waste:** All combustible building materials, waste and pallets to be removed from site or stored in locked steel containers.
- **Existing Site Security:** All current site security measures are to remain in place 24/7 e.g. access gates are locked, any scaffold alarms are set.
- **Security assessment:** Ahead of the site closing, complete a security risk assessment to consider the need for additional security measures e.g. scaffold alarms, regular security patrols, improve site hoarding and access gate security.
- **Valuable Equipment:** Remove or secure any valuable machinery, hired-in plant, building materials such as copper cabling.
- **Site safety:** Continue to comply with any legal or safety requirements including inspections e.g. checking the roof for any loose material that could be a hazard in stormy conditions. Please ensure that you comply with existing government guidance regarding vulnerable people and lone worker risk assessments. Consider the provisioning for alternative skilled personnel.
- **Site issues:** If you have experienced recent thefts, malicious damage or squatting issues please contact Zurich for guidance.
- **Site safety:** Complete a risk assessment to ensure the site is safe against trespassers e.g. access to scaffold platforms are removed or secured.
- **Escape of Water:** Please consider draining down and isolating any temporary or permanent water supplies to the building.

Complex Construction Sites:

- There is an expectation that we are notified of any material changes to complex and large construction sites.
- These will be large infrastructure, civil engineering or major construction sites
- We will be actively discussing with our customers the implications in the event the site is impacted by lockdowns caused by the coronavirus.
- If in doubt, please provide full details of the changes to Zurich and we will remotely review your construction project security and site arrangements via our in-house Risk Engineering team of specialists.

For additional or updated information, please consult our website at : www.zurich.com.au

Temporary Construction Site Closure Checklist

Here is a short checklist that we have developed to help secure the building and to use as a reference point for regular checks during temporary closedown periods.

Site checks

Remove all combustible waste, building materials (or store securely), pallets and empty skips Yes No Date:

Flammable and pressurised gas cylinders are stored in a suitable external cage or preferably removed from site Yes No Date:

Daily site inspections are advised (minimum weekly on a risk assessed basis) Yes No Date:

Further site inspection requirements have been identified and put into place e.g. scaffold inspection, post-adverse weather site inspection Yes No Date:

Any existing manned guarding e.g. overnight, weekend or security patrols continue Yes No Date:

Non-essential building utilities, temporary or permanent, and equipment have been safety isolated. No charging left on. Yes No Date:

Any temporary or permanent fire alarms are operational, and any faults reported/rectified Yes No Date:

Valuable contents, hired-in plant or machinery have been removed from site or securely stored Yes No Date:

Site hoarding is complete and in good condition Yes No Date:

Building access is secured if possible e.g. ground floor access to cores are secured. Yes No Date:

External gates are adequately locked/secured Yes No Date:

Security intruder alarm and/or scaffold alarm is working correctly and activated whenever the building is secured including any remote signalling Yes No Date:

Security keyholder response is updated and adequately resourced Yes No Date:

External lighting is operational Yes No Date:

CCTV is operational with adequate lighting Yes No Date:

Any planned hot work activities are strictly delayed or switched to lower risk alternatives Yes No Date:

Hot work permit procedures strictly are adhered to Yes No Date:

Consider draining down and isolating any water pipes to avoid the risk of water leaks Yes No Date:

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We understand that some of the advice given in this document may be impractical due to ever-changing circumstances and government advice or restrictions. Some advice may not apply to your circumstances. We have attempted to provide as much succinct advice as quickly as we could to assist you.

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