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# Job Site Security



Proper jobsite security and controlled access is critical on every project because it helps to control a wide variety of property and casualty related exposures. In addition to mitigating theft, good security controls help reduce exposures to arson, trespassing, vandalism, builder's risk and general liability claims, water damage, "attractive nuisances," etc. A secured site is also an important part of a crisis or catastrophic event response plan as it will help emergency responders maintain control over the area from the general public and media.




## Discussion

The first step in establishing a site security plan is to determine the extent of security that is required at the job site based on location, values at risk and/or any other special circumstances. Issues such as adequate perimeter control, guard service, adequate lighting, camera surveillance, intruder alarm systems, secured storage areas, tolls and equipment controls need to be evaluated. The degree of security should be reasonable taking into consideration the type of project, size of project, the work being performed versus exposure, target items and materials. The level of vulnerability and hence exposure can also increase depending on location – high crime area vs. low crime area; city or urban/rural locations.

### Site Security Plan

- Create a site security plan before the project begins. Questions that need to be addressed are:
  - Who will be the crime prevention liaison? This person should consult with the police department on issues of site security and receive updates on local criminal activity. They should establish and/or update current crime prevention procedures.
  - How is the perimeter going to be secured?
  - What type of lighting is needed?
  - Where should video surveillance be placed?
  - How are valuables such as equipment and materials going to be secured?
  - Will there be onsite security?
  - Identify assets and property. All assets should be inventoried and tracked as closely as possible.

## Guidance

### Fencing

- Project sites should be enclosed with fencing and gates whenever practical. If enclosing the entire site is not practical, use lockable steel storage containers for tools and small equipment.
  - All gate openings should be secured during non-working hours.
  - Padlocks used for securing gates should be designed to prohibit cutting of the padlock.
- The number of access points onto the site should be minimized where feasible and situated in locations that are highly visible from an adjacent street.
  - If the budget allows, access points should have controlled access during working hours.
- See-through fencing is preferred so thieves cannot operate unseen once inside the fenced area.

### Signage

- Address signs should be posted at all vehicle entrances listing street name and number using letters and numbers at least six inches in height.
- "No Trespassing" signs per local laws should be installed at all perimeter access points.
- Signs for a 24-hour emergency phone number for a person who can respond to the site should be posted at the main entrance gate and on the exterior of the on-site office trailer or building.
- Perception of strong security provisions is important. Ensure that employees and the surrounding community know your project has theft prevention practices in place. Prominently display "No-Trespassing" and "Area Under Surveillance" signage around the project perimeter. If your security provisions are better than those of your surrounding community, thieves may be more likely to target a less protected property.



### Site Lighting

- Install temporary lighting if permissible to illuminate the project after working hours.

### Office Trailers, Storage and Buildings

- Office trailer doors should have a deadbolt lock and an auxiliary locking device using a slide bolt or hasp, with a protective device to prohibit cutting of the padlock.
- Office trailer windows should be secured with steel bars or steel grate mesh.
- Building entrances should be secured as soon as practical after the exterior envelope allows. Temporary doors and locks may be necessary and appliance and fixture deliveries should be deferred until it is possible to secure the building.
- All storage areas should be secured.
- All tools and equipment should be secured during non-working hours.

### Deliveries

- Schedule material deliveries, especially lumber, appliances and fixtures, as required to support actual construction progress to avoid prolonged storage at the project site.

### Surveillance and Alarms

- Work with local neighborhood watch programs when possible for added surveillance of the job site. Inform them of normal working hours so that they may be able to report suspicious activities or persons on the project after hours.
- Install and maintain a remotely monitored burglar alarm system in large office trailer compounds and on-site storage buildings. A UL listed central-station monitoring company is preferred.
- Use strategically placed surveillance cameras to monitor large project sites. Install prominent signage indicating the project is under video surveillance.
- Implement guard services during non-working hours.
- Increased security measures (night watch person or after-hours patrols) may be warranted if a disgruntled employee is terminated or a subcontractor is removed from the project for lack of performance, default, etc. Report even minor theft to the local police department for investigation.

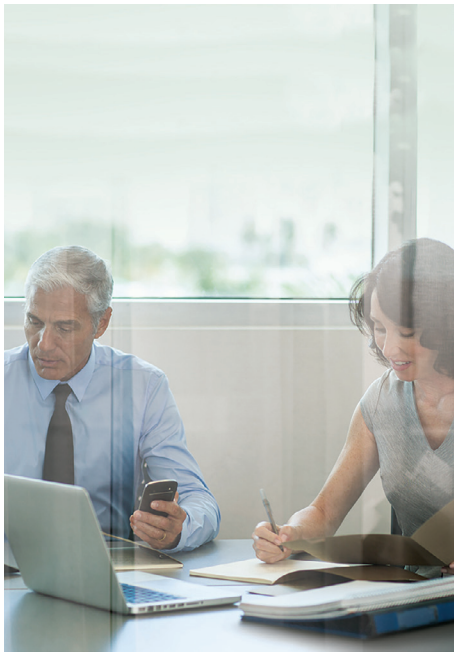
## Conclusion

Site security is essential to any construction site. A site security plan should be created prior to the start of any construction project. Thefts and vandalism can cause not only financial losses but schedule delays as well.

The site security plan should be concise and followed by all jobsite personnel.

**References**

https://manager.clearrisk.com/Resources/RiskTool/Sample_Construction_Site_Security_Plan



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The Builders Risk product is available through US Assure, a program administrator and services provider for Zurich. Insurance agents and brokers may rate, quote and issue builders risk and contractors equipment insurance online at **usassure.com** with no premium commitment. US Assure's dedicated team of specialists is also available at (800) 800-3907.

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