



A consideration guide  
for the re-opening of  
construction sites



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This guidance document has been prepared to summarize considerations applicable to re-opening construction sites after the suspension of works. By following this guidance document construction sites can be re-opened safely avoiding losses and accidents all to the benefit of the insured, the project, operatives and staff, third parties and insurance companies.




As part of re-opening construction sites undertake formal reviews of the project and of all construction areas to identify:

- Potential sources of accidents / loss
- Potential hazards
- Risks resulting from identified hazards
- Mitigation measures

Implement the following principles of prevention to eradicate, reduce, isolate or control identified potential sources of loss and potential hazards.

As always in stepping through the process consider the safety of the general public, children, relevant persons, operatives, management staff and security personnel.

**The following table provides guidance of the areas that should be considered or reviewed prior to re-opening construction sites. Site teams should review the following list and prioritise the timing of actions depending on the type of project, the project location and risk exposures:**

-  **Hazard (Exposure)** - Identify hazards and exposures
-  **Risk** - Identify the risk resulting from the hazard
-  **Mitigation** - Identify mitigation measures to prevent loss: Eradicate, Reduce, Isolate, Control

Ref	Consideration	Actions Taken	Actioned	Date
<b>1.0</b>	<b>Site Security – trespass, malicious damage, arson, theft, urban explorers, general public, children</b>			
1.1	Physical security – review the adequacy of site security provided by site fencing, building perimeters, ground floor windows / doors, internal apartments, corridors and stair cores			
1.2	Review external lighting and security lighting			
1.3	Review CCTV provisions (with PIRs (Passive Infrared Sensors) / loudspeakers) and functionality of remote 24/7 monitoring. Confirm availability of first responders.			
1.4	Review the need / provision of onsite 24/7 security guards and adequacy of patrols.			

<b>2.0</b>	<b>Safety of the works</b>			
2.1	Review all permanent and temporary works – inspect and review permanent works (safety / stability), identify defects; inspect and re-certify scaffolds, formwork, walkways, hoardings, handrails, Canti-decks, slip-form platforms, Hacki stairs etc.			
2.2	Re-starting installed machinery, plant and equipment – review start-up procedures, re-commission previously isolated / shut-down items in accordance with manufacturers recommendations			
2.3	Review dewatering plans – pump operation, failure alarms, future inspections, maintenance provision			
2.4	Review all working at height safeguards – barriers, toe-boards, handrails, access ladders etc.			
2.5	Review excavations – check excavations are safe, stable, accessible and protected			
2.6	Review of Occupational Health and Safety Regulations and hazardous substances – check storage is adequate			
2.7	Review electrical safety – temporary electrics power / lighting (re-inspect, 3-monthly inspections), permanent supplies, PAT (Portable Appliance Testing)			
2.8	Review confined space areas – re-establish any works ventilation, restricted area safeguards			
2.9	Review safety of works near water – review safeguards			
2.10	Review stored materials that could be affected by wind – check all materials are secured against wind (high-rise buildings)			
2.11	Review preventative / preservation maintenance requirements for installed plant and equipment – implement in accordance with manufacturers guidance			
2.12	Implement any government social distancing measures and establish management regimes for compliance – hand sanitiser, hand washing, masks / PPE, canteen rota, staggered starts, limit site numbers etc.			

<b>3.0</b>	<b>Safety of construction plant and equipment</b>			
3.1	Review tower cranes, hoists – stability, security, future inspection plans, future maintenance plans			
3.2	Lifting - review and implement standards referenced in Canadian Regulations for the hoisting and rigging industry. ie. safe working loads, inspections, tagging or lifting equipment, thorough inspections, etc.			
3.3	Construction plant/vehicles - review and implement any provisions and use of work equipment regulations for all plant/vehicles ie. review maintenance, servicing, testing, inspections, etc.			

Ref	Consideration	Actions Taken	Actioned	Date
<b>4.0</b>	<b>Fire safety</b>			
4.1	Review the site for any potential sources of ignition – remove / control			
4.2	Review the site for any potential sources of fuel (waste, skip locations, combustible materials etc.) – remove / control			
4.3	Review emergency escape routes, signage, muster point (signage, adequacy), fire brigade and emergency services access			
4.4	Check operability / coverage of fire alarms and fire detection units (where required / installed)			
4.5	Fire drill – plan to undertake a fire drill once all operatives are back at work			
4.6	Review the adequacy of gas cylinder stores and flammable liquid stores			
4.7	Review provisions for any fire prevention and protection, including plans and responsibilities for all employees.			
4.8	Ensure dry risers and wet risers, for use during construction, are operational			
4.9	Review emergency lighting – check operability, coverage, plan for regular testing / maintenance			
4.10	Sprinklered sites – review areas where pipework is charged / operable			
4.11	Sprinklered sites – ensure sprinkler water tanks are full, pumps will operate, all valves are locked in correct position and diesel pump fuel tanks are at least ¾ full			
4.12	Review previously installed passive fire protection to confirm passive fire protection is still adequate			

<b>5.0</b>	<b>Water and flood safety</b>			
5.1	Re-test and re-commission all previously isolated incoming water supplies. Re-charge wet systems when safe to do so.			
5.2	Review trace heating and insulation.			
5.3	Review all flood mitigation measures including temporary weathering measures and drainage provisions			
5.4	Ensure gutters, downspouts and drains are clear (not blocked) and in good condition. Check and / or re-test drains to ensure they are operable.			
5.5	Pumps – review all pumping regimes, alarms, response plans and servicing arrangements			
5.6	Automatic water shut-off valves – ensure such valves are operational			
5.7	Consider potential legionella issues and implement appropriate water treatment, testing, maintenance etc.			

<b>6.0</b>	<b>Temporary works</b>			
6.1	Review all temporary works – ensure temporary works are re-checked and re-certified			
6.2	Confirm all future formal inspection and maintenance regimes for all temporary works.			

Ref	Consideration	Actions Taken	Actioned	Date
<b>7.0</b>	<b>Review and update management documents and implement any actions</b>			
7.1	Construction Phase Plan / Project Execution Plan – establish: project status at re-start (% complete by activity); programme / budget implications of delay; contractual recourse; procurement / supply chain status; contract change implications; legislation change implications; project delivery implications; re-programming (new critical path) requirements; ; phased construction site re-start; resource requirements.			
7.2	Fire Risk Management Plan – review and update the plan and update the Fire Risk Assessment			
7.3	Emergency Grab Pack (for Fire) – review and update, ensure plan is accessible out of hours for the emergency services and reflects the current site status			
7.4	General Emergency Response Plan – review and update contacts and contact details			
7.5	Water Risk Management Plan – review and update including any revised isolation procedures and revised valve location drawings			
7.6	Risk Register – review and update			
7.7	Environmental Management Plan – review and update			
7.8	Traffic, deliveries and Materials Management Plan – review and update			
7.9	Lifting Management Plan – review and update			
7.10	Quality Assurance Plan - review and update considering snagging Non-Conformance Report lists, Factory Acceptance Test status, suppliers warranties, preservation maintenance status/requirements			
7.11	Before sub-contractors re-commence work review all Risk Assessments and Method Statements and re-brief all operatives			

<b>8.0</b>	<b>Site management / training / briefings / communication</b>			
8.1	In good time before work re-commences notify stakeholders (Insurer, Client, emergency services, workforce, suppliers, neighbours, local authorities, utility providers etc.)			
8.2	Brief security guards and management staff of any new procedures, re-induct operatives, re-brief operatives on specific Risk Assessments and Method Statements (RAMS)			
8.3	Key procedure – review key allocation procedure, re-issue keys, record key owners			
8.4	Review all ‘Site Daily Start’ and ‘Site Daily Close-down’ procedures / checklists and re-brief security / management staff about such procedures			
8.5	Review the site communication strategy to ensure management, operatives, security, third parties, neighbours etc. are all advised of site re-start and expected actions			
8.6	Return to work plan – set-up restart meetings with all stakeholders including suppliers / sub-contractors			

<b>9.0</b>	<b>Third party and surrounding property exposures</b>			
9.1	Review all ongoing structural / building monitoring – confirm continuation plan for structural monitoring, assess any additional monitoring that may be required			
9.2	Identify any out-of-tolerance monitoring results / trigger level exceedance occurring during shut-down and address mitigation actions			

Ref	Consideration	Actions Taken	Actioned	Date
<b>10.0</b>	<b>Temporary buildings and temporary accommodation</b>			
10.1	Re-establish all services to temporary buildings / accommodation isolated prior to shut-down			
10.2	Initiate catering / canteen arrangements – supplies / services			
10.3	Open all locked fire doors and fire shutters, check emergency escape routes are not blocked / obstructed			
10.4	Confirm automatic fire detection is operable			
10.5	Review adequacy of 24/7 security accommodation - automatic fire detection operable, welfare facilities available			
10.6	De-activate any intruder alarms in temporary buildings or temporary accommodation areas			

<b>11.0</b>	<b>Records and data</b>			
11.1	Re-connect all data systems and wifi communication / server systems			
11.2	Retrieve all critical project data removed from site for safeguarding			
11.3	Record any losses or impacts that may have occurred during shut-down and notify the Insurance Company			

## CONDITIONS AND LIMITATIONS

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