

Residential Building Site Visitors



Visitors, suppliers and subcontractors, have the potential to get hurt on building sites. It's your responsibility as the homebuilder to keep them safe.

Enforce strict rules on safety as most purchasers will want to visit their building while it's under construction.

Accessing a building under construction is dangerous, especially when visitors aren't provided with adequate personal protective equipment (PPE). Visitors are navigating through an unfamiliar environment, often with unstable stairs and unprotected openings.

As the home building contractor, you can achieve building site safety through control, communication and documentation.

● Control

- Grant access by appointment only.
- Create procedures and guidelines on who, when and how a person can access the site.
- Don't allow children on site.
- Require visitors to wear personal protective equipment (PPE), such as hard hats and safety glasses.
- Install security alarms and motion sensors.
- Build fencing or enclose the building.
- Cover or fence holes on the floor/ground.
- Set up guards and mark unfinished balconies and other potential fall hazard areas.
- Correct and protect other unsafe areas on site.

● Communication

- Require purchasers to sign your Site Visit Policy.
- Explain how the building process works, as well as your expectations of the purchasers.
- Agree upon the number of times purchasers can access their building under construction and set up appointments.
- Keep the purchasers, suppliers and subcontractors informed on who has access to the site, as well as when and how they can access it.
- Require visitors to check in immediately upon arrival.
- Post signs to communicate that the building site is restricted to the general public.
- Understand the purchasers' needs and vision for the building, and provide them with regular updates and progress reports.

Accessing a home under construction is dangerous, especially when visitors aren't provided with **adequate personal protective equipment (PPE)**.

Residential Building Site Visitors *(continued)*

🕒 Documentation

- Ensure that the purchasers agree on and sign a Site Visit Policy. See attached example.
- Develop and provide a brochure on your Site Visit Policy, including information about health and safety requirements, supervised access to the site and no children allowed on site.
- Check your federal, provincial and/or territorial occupational health and safety jurisdiction for rules, restrictions and requirements for accessing a construction site.
- Include a clause in your sales agreement with the home purchasers that restricts your liability if they get injured on site.

You can keep your building site safe for visitors by using control, communication and documentation.

Make the effort to maintain a good working relationship with the purchasers, suppliers and subcontractors.

Their safety and satisfaction are vital to your success.

Federated Insurance

We believe that knowing your business matters. With industry-specific expertise and decades of experience, we can provide valuable insights, consulting and training to help keep your business safe.

- We specialize in your market and work with you directly
- 100% Canadian-owned
- Insuring companies for almost a century
- Member of the Fairfax family
- Endorsed by more than 50 trade associations

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Site Visit Policy

Building a new home is an exciting endeavour for us and our clients. We understand your desire to visit the site and to be kept in the loop on the construction process.

Keep in mind that a building site can be dangerous for you and your family due to the various hazards and unfamiliarity of a construction site. Our main priority is your safety. We require your cooperation with our Site Visit Policy.

_____ (BUILDER'S COMPANY NAME) in conjunction with _____ (PROVINCAL NEW HOME WARRANT PROGRAM)
and _____ (BUILDER'S INSURANCE COMPANY), will only permit site visits with a
_____ (BUILDER'S COMPANY NAME) employee present.

1. _____ (NUMBER OF SITE VISITS) scheduled site visits can occur during the following construction stages: framing, electrical walk through, drywall and the final turn over to client.
2. Additional site visits must be scheduled with our office with _____ (NUMBER OF HOURS) hours notice and will occur during regular office hours or at a mutually agreed time.
3. Clients will be asked to wear safety gear as supplied by the builder.
4. No persons under the age of 14 will be permitted on site.

I have read and understood this policy

PURCHASER'S SIGNATURE

PURCHASER'S SIGNATURE

BUILDER'S SIGNATURE

DATE