



# VACANT & IDLE BUILDINGS

Vacant buildings and buildings that are usually active, but now idle, create a wide variety of risk issues. Risk concerns can mean injuries to people and increased coverage costs. Managing risk can help limit these exposures. A vacant building is an attractive nuisance and can be a target for arson.

A risk assessment of facilities can help reveal areas of the highest concerns. Walking a building with a variety of people (maintaining the appropriate distancing), fully empowered to identify area of concern, can help identify the highest priorities in the building and grounds.

## Risk Assessment Checklist

- **Sidewalks and Pavement**
  - Upheavals and trip hazards need repair
- **Graffiti**
  - Remove according to your local authority
- **Broken Windows**
  - Allows entry of pests and humans, seal all windows
- **Lightening**
  - Potential fire hazard – are all units safely grounded?
- **Playground Equipment**
  - Broken or damaged equipment
- **Fires – Inside and Outside**
  - Is all debris removed from buildings?
  - Are internal areas free of debris?
  - Has your monitoring system been checked and is it working correctly?
- **Security**
  - Is your security system operating?
  - Are all doors and windows locked?
- **Electrical Power**
  - Is extra electric shut off?
- **Crowded Maintenance Spaces**
  - Eliminate extra storage, recycle



## **Risk Assessment Checklist (continued)**

- **CPTED (Crime Prevention Through Environmental Design)**
  - Are bushes cut to 3' and trees trimmed to 7'?
- **Leaks and Damaged Interiors**
  - Review all areas to be sure no water is getting inside
- **Roof Drains**
  - Are roof gutters, drains and scuppers checked to be sure they are free of debris and flow correctly?
- **Improper Coverings on Roofs**
  - Is the roof adequately protected from debris and leaks?
- **Structural Issues – Inside and Outside**
  - Are there cracks in the foundation or external walls that need repair to keep pests out?
- **Inappropriate Storage of Chemicals, Gasoline and Diesel**
  - Are all chemicals properly stored and labeled?
- **General Hazards such as Nails Sticking into Walking Areas**
  - Look out for those items such as nails, wallboard peeling away from the wall, splinters, etc.
- **Debris Inside and Outside**
  - Is all debris properly stored until it can be disposed of?
- **Homeless Camps**
  - Check with local police/sheriff for removal of homeless camps
- **Grounds and Athletic Fields**
  - If open, are the fields properly monitored for hazards such as tears on artificial turf and moles and gophers in grass?
- **General Safety**
  - Watch for the items that are easy to miss:
    - Trees with broken branches
    - Hiding spaces
    - Accumulating debris
    - Fire hazards
- **Fencing**
  - Is all fencing secure and, if appropriate, locked?

A “tripping point” can be a deficit that allows a person access to your building when they should not have access. By sealing the tripping point, you help harden your building from damage.

If you have any additional questions, please contact the Risk Management Department at [riskmanagement@sdao.com](mailto:riskmanagement@sdao.com).