

Overview of construction safety best practices

Richard Brune

Abstract— Business related construction safety episodes keep on being a basic societal issue. Regardless of proceeded with endeavors, the industry has not seen any critical lessening in recordable damage rates in the most recent decade. A basic part in construction wellbeing administration is the recognizable proof of potential dangers to set up proactive physical or procedural controls that lessen danger presentation. Shockingly, ponders show that an expansive part of perils are not sufficiently recognized or surveyed, in this way trading off laborer wellbeing. To address this issue, promising site-based construction risk ID procedures were distinguished in a wide collection of writing and possibly leap forward systems were produced by a specialist board of construction safety experts in meetings to generate new ideas. The procedures were then organized considering their potential and appropriateness to construction utilizing the ostensible gathering method, encouraged by a cooperative choice emotionally supportive network. Accord investigation was led to check consistency inside the master board. A prehab wellbeing meeting-quality estimation apparatus to give dynamic input with respect to risk recognizable proof capacity and correspondence rose like the most significant system. This was trailed by a computer based increased vitality preparing condition. The consequences of this examination can be utilized by construction professionals to deliberately distinguish potential danger acknowledgment projects to supplement existing strategies. Future investigations will concentrate on approving discoveries through field-construct experimental tests with respect to dynamic construction ventures.

Purpose: The purpose behind this paper is to comprehend what factors best advance or forestall manageable construction hones and set up the consistency of how supportability is measured.

Design/Methodology: A Literature review considered the effect of the business to manageability and distinguished what activity and activities are now set up. Through this, the fundamental drivers, obstructions, measures, and benchmarks were recognized. The suppositions of building reviewing experts were looked for and examined.

Findings: The paper proposed that monetary motivators/punishments and directions help to drive practical construction. Such budgetary ramifications are predictable with "reasonableness" being the greatest boundary featured. The dominant part of respondents trusted the business is assessing manageability issues, yet distinguished that all the more should be finished.

Originality: Sustainable advancement is an indispensable piece of the lives and influences all parts of business operations. This paper gives an inside and out knowledge into the level of feasible advancement inside the construction business, recognizing suggestions for both the request and supply side.

Index Terms— Safety Standards, Construction Industry, Best Practices, Sustainable construction, Technical Regulations.

Richard Brune, Department of Civil Engineering, Universidad La Salle (ULSA)

I. INTRODUCTION

Driving firms in safety administration have relentlessly decreased mischance rates throughout the most recent decades and accomplished a level, particularly in ultra-safe ventures, for example, aeronautics and atomic power era (Wiegmann and Shappell, 2003). Alongside this pattern, mishap causes ascribed to human mistakes and hierarchical disappointments have expanded (Hollnagel, 2004). As indicated by Reason (1990), in the wake of passing the beginning times of new mechanical advancements, in which specialized disappointments are the primary driver of mishaps, the concentration changes to human blunder and human-machine confounds, and in the end to authoritative variables.

In spite of the fact that the safety execution of the construction business is by and large low, there are reports that some driving construction organizations around the globe appear to have entered the phase in which human disappointments and hierarchical components ought to be organized (Mitropoulos et al., 2005). This announcement depends on the suspicion that, in driving organizations, working conditions have enhanced, all things considered, because of current construction innovations and gear, the implementation of stricter directions and the spread of wellbeing administration best practices. In any case, these changes have not yet demonstrated to have enough adequacy to handle disappointments that are emphatically associated with human and authoritative components.

Obviously, this does not imply that industry pioneers have overlooked those sorts of causal elements. Indeed, some wellbeing administration best practices have turned out their concentration to laborers' conduct (e.g. conduct perception projects) and interest (Hinze, 2002), halfway because of directions prerequisites. By and by, an obstruction to a much more prominent adequacy of current techniques lies in the way that behaviorism is profoundly instilled in current safety administration rehearses. Indeed, most participative methodologies in construction safety have a low level of laborers' dynamic association in the plan and control of their exercises (Cameron et al., 2006).

For example, DuPont, a standout amongst the most acclaimed safety entertainers, that has propelled numerous wellbeing programs in construction industry, has been frequently reprimanded for its behaviorist way to deal with safety administration (Wokutch and VanSandt, 2000): (a) motivating forces incorporated with behavioral-based frameworks dishearten laborers from detailing wounds and diseases; (b) behavioral methodologies are basically paternalistic and have the impact of keeping up power and control in the hands of administration; (c) conduct construct programs concentrate exorbitantly in light of lessening lost work wounds to the detriment of other wellbeing and wellbeing concerns; and (d) programs that imply to advance specialist participation in safety and wellbeing programs in all actuality can co-pick laborers and undercut union and

specialist solidarity. Hopkins (2006) includes the feedback that the over the top accentuation put on maintaining a strategic distance from mistakes of bleeding edge administrators through inspiration and preparing does not urge them to build up a systemic view on safety.

Because of those deficiencies, an option approach for overseeing wellbeing has risen out of the thoughts of psychological frameworks designing (CSE). CSE is a cross-disciplinary approach for the plan of complex sociotechnical frameworks, being worried about the investigation of how joint intellectual frameworks (a human machine outfit that can't be isolated) perform, as opposed to cognizance as a mental procedure (Hollnagel and Woods, 2005). Rather than survey a man-machine framework as decomposable by robotic standards, CSE presents the idea of a subjective framework: a versatile framework which capacities utilizing learning about itself and nature in the arranging and alteration of activities (Hollnagel and Woods, 1999). Uniquely in contrast to behaviorist methodologies, CSE considers all the multifaceted nature that exists in the hierarchical condition in which human conduct happens. In CSE, people are never again viewed as just deterministic input-output gadgets yet as objective arranged animals who effectively select their objectives and look for pertinent data (Rasmussen, 1983) – i.e. the part of the setting is a center issue. An arrangement of key CSE standards for the outline of protected and versatile work frameworks has been proposed by Rasmussen et al. (1994) and Rasmussen (1997), whose thoughts have been additionally created by some current investigations (Hollnagel et al., 2006; Hollnagel and Woods, 2005; Hollnagel, 2004). The greater part of these standards are completely in accordance with general standards and methodologies for the plan of socio-specialized frameworks all in all, settled by past examinations, for example, the one by Cherns (1978). This approach has been embraced in various areas (e.g. surgery, firefighting, high climbing), despite the fact that a few examinations are not displayed under the name of CSE (Montagna and Ferrari, 2006; Hoffman et al., 2002).

Supportability is characterized as ". . . that which is equipped for being managed; in environment the sum or degree to which the world's assets might be misused without injurious impacts" (Chambers, 1993). There are three key ranges required in maintainability:

- (1) ecological obligation;
- (2) social mindfulness; and
- (3) monetary benefit.

Accomplishing the correct harmony between these elements underpins genuine manageability (Construction Industry Research Information Association – CIRIA, 2006). This paper considered feasible construction inside the setting of practical advancement.

The Brundtland Report (WCED, 1987), delivered the most generally utilized meaning of feasible improvement as it ". . . addresses the issues of the present without bargaining the capacity without bounds eras to address their own particular issues". Dickie furthermore, Howard (2000) characterized feasible construction as ". . . the commitment of construction to practical advancement". The construction business adds to the UK in every one of the three territories of feasible advancement. Subsequently, the need to authorize economic development is critical as "what we assemble today will give the fabricated condition without bounds and will impact the

capacity of future eras to address their issues" (Dickie and Howard, 2000). The arrangement of the UK Government for manageable improvement is set against worldwide activities. The 1992 Earth Summit (UN Conference on Environment and Construction) examined methods for accomplishing practical advancement. The summit set out 27 standards supporting practical improvement and concurred an activity design; Agenda 21. Some portion of this was for all nations to create national practical improvement methodologies. In 1994, the UK was one of the main nations to do as such (DTI, 2004). The Kyoto Protocol is an assertion made under the United Nations Framework Convention on Environmental Change. In 1999, targets were concurred worldwide on the lessening of ozone harming substance emanations; the objective for the European Union was to decrease outflows to 8 for every penny beneath 1990 levels by 2008-2012 (DTI, 2004). The UK has set itself the objective of decreasing these gas outflows by 8-12 for each penny by 2010. Because of these worldwide assertions, maintainability has been high on Government Motivation. In 1999, the UNFCCC distributed another technique report; "A superior personal satisfaction – system for manageable improvement for the United Kingdom". This report distinguished four fundamental points:

- (1) social advance which perceives the necessities of everybody;
- (2) powerful assurance of the earth;
- (3) reasonable utilization of normal assets; and
- (4) support of high and stable levels of monetary construction and work (DEFRA, 1999).

The technique for supportable construction was distributed in 2000 by the Department of the Environment, Transport and the Regions – DETR (2000a), which took after on from the 1999 needs. This record set out ways that the construction industry could add to the accomplishment of more maintainable improvement.

These were:

- . being more beneficial and more focused;
- . conveying structures and structures that give more prominent fulfillment, prosperity also, esteem to clients and clients;
- . regarding and treating its partners all the more reasonably;
- . upgrading and better securing the indigenous habitat; and
- . limiting its effect on the utilization of vitality (particularly carbon-based vitality) and normal assets.

As expressed by Curwell and Cooper (1998), "The construction business in general needs to quickly grapple with the more extensive natural and social plan that is introduced by the idea of maintainable improvement" in light of the fact that the manufactured condition influences all human movement.

The exploration inside this paper considered maintainable construction inside this setting and hoped to comprehend what genuine effect the business is having on maintainability issues practically speaking. Given the measure of center and movement recognized broadly here, is this being converted without hesitation inside the business?

The construction business keeps on representing a lopsided number of word related lethal and nonfatal wounds. (Findley, Smith, Kress, et al., 2004; Ho, Ahmed, Kwan, et al., 2000;). In the most recent decade, in spite of nonstop safety endeavors, the construction division has decelerated as far as change in damage rates. As per the Bureau of Labor insights (2012), the U.S. construction area has been in charge of more than 1,000

deadly wounds each year in the vicinity of 1995 and 2008. In 2011, construction laborers represented a casualty rate of 9.1 for each 100,000 full-time equal (FTE) specialists, instead of the all-specialist casualty rate of 3.5 for each 100,000 FTE laborers (BLS, 2011). Essentially, nonfatal wounds rates were 3.9 for each 100 all day laborers for construction, though the all business nonfatal damage rates were 3.8 for every 100 all day laborers (BLS, 2011). These damage measurements plainly demonstrate that construction specialists will probably be murdered or harmed than laborers in most different ventures. Customarily, the construction business has adopted a receptive strategy to safety. Likewise, issues related with an association's safety program are just obvious when there is an expansion in the quantity of wounds. With expanded budgetary suggestions related with word related wounds and the rising quest for zero episode ventures, construction experts are investigating the execution of creative safety systems (Baud, 2012; Blake, 2012; Navon and Kolton, 2007) that can be presented right on time in the venture improvement prepare (Goetsch, 1996; Holt, 2001). The principal objective of a successful wellbeing program is to dispense with or diminish danger before work starts. To accomplish this objective, it is critical to distinguish whatever number perils as could reasonably be expected before starting work. Unrecognized risks may possibly prompt unforeseen calamitous mishaps. Lamentably, as indicated by CDC (2012) and Carter and Smith (2006), a huge extent of construction risks are not perceived because of the dynamic idea of the business and undertaking unconventionality (Bobick, 2004). In their evaluation of technique proclamations of three activities, Carter and Smith (2006) discovered that the rate of dangers perceived extended near 66.5% and 89.9%. This regularly prompts the execution of safety programs that are insufficient to oversee real danger. Laborers who are not ready to see safety dangers will be not able react or carry on securely on the grounds that they are ignorant of the outcomes that may come about because of their activities (Laurence, 2005; Sneddon, Mearns and Flin, 2004).

II. LITERATURE REVIEW

Word related wellbeing has increased impressive consideration following the OSH Act of 1970, which moved significant safety duty to bosses. As indicated by the controls, bosses are to furnish laborers with a work environment free from any perceived perils (29 USC 654 § 5). Moreover, administration is to give specialists sufficient preparing to perceive dangers in the working environment, accordingly enabling them to carry on securely and settle on wellbeing cognizant choices (Spellman, 1998). In this way, peril recognizable proof has turned into a basic component of a viable wellbeing program.

As indicated by National Safety Council (NSC; as referred to in Mitropoulos, Abdelhamid and Howell, 2005, p. 817), a peril is "a hazardous condition or action that, if left uncontrolled, can add to a mischance." To counteract wounds, danger acknowledgment techniques are acquainted with distinguish working environment dangers and moderate hazard related with these risks using procedural or physical controls. Dangers that are not distinguished amid the assessment procedure might not have sufficient controls in put; this may represent a serious danger to both wellbeing of

specialists and the earth. Hence, it is basic to executing a sorted out push to distinguish and assess procedures and exercises for potential perils. Such casual and formal techniques give profitable data to enhance wellbeing and oversee operational dangers. Potential perils are recognized in view of the information of operations and past involvement with comparable work assignments. This often includes conceptualizing sort sessions among colleagues having recognition with operational exercises (Campbell, 2008). A few formal expository risk ID and assessment devices are being utilized as a part of the assembling and concoction enterprises. For instance, a peril and operability (HAZOP) investigation methodically utilizes key guidewords to recognize risks that may come about because of deviations from arranged operations (Mushaq and Chung, 2000). Furthermore, blame tree examination is a graphical exhibit of rationale doors that show the arrangement of deficiencies that prompt an undesirable occasion (Brooke and Paige, 2003), and disappointment mode and impacts examination (FMEA) enables administrators to recognize risks identified with potential disappointment modes (Stamatis, 2003). Albeit such formalized danger acknowledgment strategies are ordinarily utilized in different ventures (Abdelgawad and Faye, 2012), they are for the most part unsatisfactory for construction due to the absence of institutionalization of assignments and the characteristic dynamic nature of construction ventures. Some theoretical models have been developed, which has been established based on safety experts in the industry in order to improve the state of safety performance (Iiu et al. 2015).

In the construction business, a thorough risk administration prepare often includes the survey of venture scope reports, plans and other important documentation to characterize construction undertakings. At that point, potential risks identified with the individual errands what's more, related practices are recognized and a hazard appraisal is led (MacCollum, 2006). In light of the aftereffects of the examination, hazard controls as procedural or physical controls are actualized to take out or limit chance. Comparable techniques have been utilized by analysts for danger assessment and administration. For instance, Albert and Hallowell (2013) assessed perils related with the construction of powerlines and proposed a hazard based unforeseen obligation model to distinguish planned damage anticipation techniques; Mitropoulos and Guilama (2010) recognized high-chance undertakings in private surrounding and gave safety measures to diminish assignment requests. Shockingly, the hazard appraisal prepare is totally reliant on the dangers that are incorporated into the assessment procedure (Mitropoulos and Namboodri, 2011), and the business has reliably neglected to distinguish and control perils before construction. Actually, in an investigation directed via Carter and Smith (2006), an extensive extent of perils were not distinguished. In that investigation of strategy articulations of generally standard work undertakings, for example, solid work, steel work, earth work and brickwork, just 66.5% to 89.9% of perils were distinguished. Unidentified dangers will prompt an underestimation of hazard related with the venture. Subsequently, control measures to forestall presentation to particular risks important to anticipate wounds may not be set up. Moreover, laborers may see a bogus level of safety, when as a rule there is a nonattendance of satisfactory controls to counteract wounds (Fleming, 2008). Along these lines, a general comprehension

of mischance causation combined with the capacity to distinguish perils, and safe conduct are critical for construction wellbeing.

III. MISHAP CAUSATION AND RISK PERCEPTION

Poor construction wellbeing execution has incited numerous scientists to show mishap causation particularly for the construction business to distinguish proactive danger administration measures. These models spellbindingly disentangle dangerous characteristics of construction situations and connect them with occurrences. Early mishap causation models concentrated basically on displaying conduct and individual qualities of specialists as the essential drivers of wounds. For instance, mischance inclination speculations recommend that specific people will probably be included in mishaps because of "their natural affinity for mischances" (Shaw and Sichel, 1971, p. 14). Kerr (1950, 1957) proves this hypothesis by guaranteeing that mishaps are caused by laborers who can't change in accordance with dynamic workplaces. A related mischance causation show, the domino hypothesis, (Heinrich, 1950; Manuele, 2003) proposes that word related wounds are caused when perilous conditions are consolidated with dangerous activities that start from the issues of people.

Luckily, mischance causation models developed as the comprehension of the unpredictability of wounds causation made strides. For instance, Reason's multi-causality approach (1990) delin-eated the mischance advancement handle starting with inactive disappointments at the administrative levels to nearby trigger occasions at the work environment. To clarify the intricate idea of a laborer's collaboration with the workplace, Hinze (1996) built up the diversion hypothesis, which proposes that efficiency requests and trouble decrease a specialist's attention on perils, expanding the likelihood of mishaps. As indicated by Abdelhamid and Everett (2000), word related mishaps happen because of at least one of the accompanying causes: 1) neglecting to distinguish a perilous condition that existed before an movement was begun or that created after an action was begun; 2) choosing to continue with a work action after the laborer distinguishes a current perilous condition; or 3) choosing to act hazardous paying little respect to starting states of the workplace.

The imperative reaction show proposed by Suraji, Duff and Peckitt (2001) recommends that natural requirements and administration activities may bring about unseemly conditions or work operations at the site which expands mischance chance. As indicated by the "frameworks model of construction mishap causation" (Mitropoulos, 2005), undertaking qualities and capriciousness make dangerous circumstances in the work environment, and the introduction to these perils makes the potential for mischances. Mischances happen under introduction when perils are discharged because of blunders or loss of control in the work environment. Haslam, Hide, Gibb, et al. (2005), in clarifying the order of causal impacts, outline that mishaps happen because of the poor communication between laborers or work-group (liu et al. 2017), work environment (e.g., poor housekeeping) and materials/hardware (PPE) that start because of shortages in the construction plan and process, extend administration, hazard administration, customer and financial impacts, or wellbeing instruction and preparing.

These mishap causation models were produced to clarify contributory variables that prompt mischances with a definitive objective of actualizing opportune and judicious aversion methodologies. In an examination inspecting contributory variables related with 100 construction mishaps (Haslam, Hide, Gibb, et al., 2005), 70% of mischances were assessed to have included disappointment related with human blunder (e.g., conduct and ability). These disappointments incorporated specialists' negligence for safety over another venture needs; lacking danger mindfulness and examination; and laborers' inclination toward slightest endeavors to fulfill characterized extend objectives. The investigation credited different mischances to working environment imperatives, conditions and neighborhood perils (49%); utilization of ill-advised hardware (56%); and episodes including the utilization of unsatisfactory materials (27%). Consequently, a basic component to enhance site wellbeing execution is to have an equipped workforce that can perceive danger causal factors in the workplace alongside a decent comprehension of the connection between work undertakings, instruments and working environment conditions. As per Wilson (1989), specialists are normally presented to chance either as a result of their need o learning about working environment risks because of constrained understanding and information or disappointment to carry on securely, which might be related with the laborers' state of mind toward wellbeing (Abdel Hamid and Everett, 2000) or the underestimation of saw hazard (Bailey, 1997; Choudhry and Fang, 2008). Likewise, unpracticed specialists who can't perceive dangerous conditions will be not able carry on securely in view of the need in capacity to perceive circumstances with damage causing potential. Then again, experienced laborers who perform comparable errands over and over might be adapted to work in a risky way because of their dependence on earlier achievement (Denning, 2006). Along these lines, the construction business needs to find a way to upgrade laborer abilities for danger acknowledgment.

IV. RESEARCH METHOD

The writing survey has characterized maintainable construction inside the setting of maintainable advancement and talked about the degree that both the free market activity side of the construction business can affect on supportability issues inside the three key ranges of nature, monetary and social effect. A comparative research philosophy to de Vaus (2001) was in this way took after, with a specific end goal to give clear and coherent research handle. The rest of the paper concentrated on the exploration procedure attempted, and worked through a legitimate research handle, at that point at long last gave conclusions and ramifications of the fundamental research discoveries.

V. ECONOMIC EFFECT

The construction business in the UK speaks to around 8 for every penny Gross Domestic Item (DTI, 2005), and 2 million individuals in the UK are utilized in it (CIRIA, 2006), with an expected 20 for every penny of all work connected to the business somehow (RICS, 2005b). As indicated by Abidin and Pasquire (2005), most observe the customer as the key driver towards maintainable construction, however, some inquiry if they know enough to brief adequately. The past dialog with respect to natural effects unmistakably exhibited

that the outcomes of ineffectively oversaw construction components can affect manageability. All together for this effect to be limited, one would fight that expanding customer mindfulness is accordingly essential with a specific end goal to move far from prevalently money related basic leadership. "Esteem administration (VM) specialists have chances to limit natural and social harm" Abidin and Pasquire (2005) as they can decide components of the plan, for example, vitality productivity, squander minimization, great indoor condition, low-running expenses and client comfort. VM can convey great financial return, responsibility, and greatness in social and ecological execution; to be specific lean construction, thus along these lines bolster manageability.

Organizations need to pull in the venture and having an attention on supportability issues is one method for doing this. Supposedly considering supportability can possibly upgrade an organization's profile and enhance associations with partners (The Sustainability Construction Task Group, 2004). This is likewise reflected in the expansion of socially mindful speculation (SRI). This is a key issue in joining more noteworthy request side activities with supply side components. SRI is expanding with the FTSE4Good Index rating organizations on their ecological and social execution. The thought and revealing of supportability issues have been energized in late enactment and codes of training, for example, the Pension Act 1999 which requires Occupational Pension Funds to clarify the thought of social and ecological issues in their speculation designs, of which property is regularly a noteworthy part. Thus, 50 for each penny of UK Pension Funds cover SRI of speculations (Yates, 2003a, c) and a study by Pensions Investment Research Consultants Ltd, an autonomous research, and counseling consultancy, found that 92 for each penny of the FTSE100 create natural data as a major aspect of yearly reports (Brownhill and Yates, 2001).

VI. SOCIAL IMPACT

The execution, quality and plan of business and private structures, too as access to administrations and diversion, can straightforwardly influence personal satisfaction, advancement of sound living and cohesiveness of society (CIRIA, 2006). Everybody related to a building can profit by more supportable practices and as Walker (2000) distinguished " . . . partners can give unmistakable esteem, give significant input data about how they are influenced and can co-work in the conveyance of the yield". Reasonable "green" structures advantage from bringing down vitality costs and are seen to be "more beneficial", which can diminish non-attendance (Keeping and Shiers, 1996). A decent domain bolsters staff maintenance and enlistment and the general picture, what's more, the image of the association can be improved. Conveyance of this is difficult, and includes a mix of variables, as recognized by Shah (2007) as [.] the hole towards a more manageable building is the inclusion of the store network, partners and the effect on the nearby group, for example, the economy, abilities, and working practices.

VII. CONFIGURATION IMPACT

At the Better Buildings Summit (2003), it was expressed that "Ideal plan requires advanced execution on the construction site". The configuration has a key part to play in maintainability, in which originators claim notoriety and

picture can be upgraded by counting maintainable plan into their structures. While they are required to work on the brief of the customer, they do have a chance to impact and illuminate the customer, for instance featuring the lessened working costs, improved corporate picture, and expanded prosperity of tenants (Yates, 2003b). Wyatt et al. (2000) likewise contended that draftsmen have a noteworthy part to play. The Architect's Registration Board (ARB) set of principles distributed in 1999 expressed while planners' essential duty is to the customer, they should have " . . . due respect to their more extensive obligation to save and upgrade the nature of the earth and its characteristic assets". Dissimilar to planners, the constructors are not regularly included in the choice of how economical a building undertaking might be, however great practice here can decrease costs, enhance well-being and safety and enhance picture (Yates, 2003d). This was emphasized by Treloar et al. (2001) who expressed that "building materials determination has evident and noteworthy vitality and ozone depleting substance discharge suggestions". Henceforth, more prominent association and helpful connection from the request side will unavoidably enhance great practice activities, be moving nearer linkages to the supply side, and thusly in the conveyance of enhanced economic development. SRI can help exhibit speedier/better speculation returns, expanded adaptability, diminished venture dangers, decreased cost, expanded market claim and enhanced picture (Yates, 2003c). This is emphasized by Zairi and Peters (2002), expressing that "Corporate social responsibility and detailing is thusly observed as a key driver for drawing in the more extensive group."

REFERENCES

- [1] Abdelhamid, T. S., & Everett, J. G. (2000). Identifying root causes of construction accidents. *Journal of construction engineering and management*, 126(1), 52-60.
- [2] Abidin, N.S. and Pasquire, C.L. (2005), "Delivering sustainability through value management: concept and performance overview", *Engineering, Construction and Architectural Management*, Vol. 12, pp. 168-80.
- [3] ACE (2003), *Energy Efficiency in Offices: Motivating Action*, Association for the Conservation of Energy and Carbon Trust, The Association for the Conservation of Energy, London.
- [4] Anderson, J. and Mills, K. (2002), *BRE IP9/02 Part 1 Refurbishment or Redevelopment of Office Buildings? Sustainability Comparison*, BRE Centre for Sustainable Construction, Watford.
- [5] Ball, R. (1999), "Developers, regeneration and sustainability issues in the reuse of vacant industrial buildings", *Building Research and Information*, Vol. 27, pp. 140-8.
- [6] *Better Buildings Summit* (2003), *Better Buildings Summit Issues Paper*, Department of Trade and Industry, HMSO, London, available at: www.dti.gov.uk/construction/sustain/betbuild.pdf (accessed June 2006).
- [7] BRE (2006), *EcoHomes – The Environmental Rating for Homes*, British Research Establishment,
- [8] Watford, available at: www.breeam.org.uk/pdf/KN1744%20EcoHomes%20Leaflet.pdf (accessed 27 July 2006).
- [9] Brownhill, D. and Yates, A. (2001), *BRE IP01/01 Environmental Benchmarking or Property Portfolio Managers*, BRE Centre for Sustainable Construction, Watford.
- [10] Bryman, A. (2004), *Social Research Methods*, 2nd ed., Oxford University Press, Oxford.
- [11] Carter, G., & Smith, S. D. (2006). Safety hazard identification on construction projects. *Journal of construction engineering and management*, 132(2), 197-205.
- [12] Chambers (1993), *The Chambers Dictionary*, Chambers Harrap Publishers Ltd, Edinburgh.
- [13] CIC (2003), *Constructing for Sustainability: A Basic Guide for Clients and their Professional Advisors*, Construction Industry Council, London.

- [14] Hinze, J. (2002). Safety incentives: do they reduce injuries?. *Practice Periodical on Structural Design and Construction*, 7(2), 81-84.
- [15] Keeping, M., & Shiers, D. (1996). The “green” refurbishment of commercial property. *Facilities*, 14(3/4), 15-19.
- [16] Liu, H., Jazayeri, E., Dadi, G. B., Maloney, W. F., and Cravey, K. J. (2015). “Development of an operational excellence model to improve safety for construction organizations.” 5th Int./11th Construction Specialty Conf., Canadian Society for Civil Engineering
- [17] Liu, H., Jazayeri, E., & Dadi, G. B. (2017). Establishing the Influence of Owner Practices on Construction Safety in an Operational Excellence Model. *Journal of Construction Engineering and Management*, 143(6), 04017005.
- [18] Mitropoulos, P., Abdelhamid, T. S., & Howell, G. A. (2005). Systems model of construction accident causation. *Journal of construction engineering and management*, 131(7), 816-825.
- [19] Mushtaq, F., & Chung, P. W. H. (2000). A systematic Hazop procedure for batch processes, and its application to pipeless plants. *Journal of Loss Prevention in the Process Industries*, 13(1), 41-48.
- [20] Shappell, S. A., & Wiegmann, D. A. (2003). Reshaping the way we look at general aviation accidents using the human factors analysis and classification system.
- [21] Suraji, A., Duff, A. R., & Peckitt, S. J. (2001). Development of causal model of construction accident causation. *Journal of construction engineering and management*, 127(4), 337-344.
- [22] (The) Sustainability Construction Task Group (2003), The UK Construction Industry: Progress Towards more Sustainable Construction 2000-2003, available at: www.dti.gov.uk/construction/sustain/setg.pdf (accessed 22 March 2006).
- [23] (The) Sustainability Construction Task Group (2004), Making the most of Our Built Environment, available at: www.dti.gov.uk/construction/sustain/making_the_most.pdf (accessed 22 March 2006).
- [24] Treloar, G., Fay, R., Ilozor, B. and Love, P.E.D. (2001), “Building materials selection; greenhouse strategies for built facilities”, *Facilities*, Vol. 19, pp. 139-49.
- [25] Walker, D.H.T. (2000), “Client/customer or stakeholder focus? ISO 14000 EMS as a construction industry case study”, *The TQM Magazine*, Vol. 12, pp. 18-25.
- [26] WCED (1987), *Our Common Future* [Brundtland Report], World Commission on Environment and Development, Oxford University Press, Oxford.