

SAFE AND RESPONSIBLE USE OF **ARTIFICIAL** **INTELLIGENCE** IN CONSTRUCTION

DRAFT EXEMPLAR POLICY
FOR CONSULTATION

December 2025

About GIRI and this document

THE GET IT RIGHT INITIATIVE (GIRI) IS A NOT-FOR-PROFIT MEMBERSHIP ORGANISATION DEDICATED TO ELIMINATING ERROR IN THE CONSTRUCTION AND INFRASTRUCTURE SECTOR.

Bringing together clients, consultants, contractors, regulators, educators, professional institutions and trade bodies, GIRI promotes a collaborative, multidisciplinary approach to understanding the causes of error and preventing it at source. Through research, training and industry engagement, GIRI supports its members to deliver safer, higher-quality and more productive outcomes.

In July 2025, GIRI published *Artificial Intelligence and Error Reduction: Opportunities and Challenges*. This report highlighted both the significant potential of AI to reduce error and improve productivity, and the emerging risks associated with poor or uncontrolled use of AI technologies. Recognising that AI could, without appropriate safeguards, become a new source of error, GIRI has developed a draft Exemplar Policy on the Safe and Responsible Use of Artificial Intelligence in Construction.

This consultation draft sets out principles and practical measures to help organisations deploy AI in a responsible, transparent and risk-aware manner. Its purpose is to support contractors, consultants, clients and the wider supply chain in balancing the benefits of AI with the need to maintain competence, control and quality assurance throughout the project lifecycle.

We welcome feedback on how the policy can be strengthened, clarified or improved. Please send comments and suggestions to: [email address].

We expect to issue a revised and final version following the consultation period.

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This draft policy has been prepared in good faith. However, no representation, warranty, assurance or undertaking (express or implied) is, or will be, made by GIRI as to the adequacy, accuracy, completeness or reasonableness of the information contained in this publication. All and any such responsibility and liability is expressly disclaimed to the fullest extent permitted by law.

EXEMPLAR POLICY: SAFE AND RESPONSIBLE USE OF ARTIFICIAL INTELLIGENCE IN CONSTRUCTION

■ 1. Purpose and Scope

This policy sets out how [Organisation Name] will ensure that the use of artificial intelligence (AI) supports safe, high-quality, and ethical project delivery. It applies to all employees, subcontractors, partners, and suppliers involved in design, construction, or operational activities where AI tools may be used.

■ 2. Policy Statement

AI has the potential to improve productivity, quality, and safety within the construction sector. However, ungoverned or inappropriate use of AI can introduce new sources of error, bias, or unsafe decision-making. [Organisation Name] is committed to using AI in a manner that is safe, transparent, and accountable, and which supports compliance with applicable legislation, standards, and contractual obligations.

■ 3. Objectives

- Ensure AI systems are deployed only where risks are understood and mitigated.
- Maintain human accountability for all decisions affecting safety, quality, cost, and compliance.
- Embed assurance and traceability into AI-enabled workflows.
- Promote innovation within a controlled governance framework consistent with ISO 42001 and PAS 4010.
- Build internal capability to evaluate, monitor, and continuously improve AI use.

■ 4. Definitions

- AI System: Any software that performs cognitive, analytical, or generative functions that would normally require human intelligence (e.g., predictive modelling, generative design, scheduling optimisation, natural-language interfaces).
- Approved AI Tool: A system formally assessed and authorised by the organisation's AI Governance Panel for specific tasks or contexts.
- Assurative AI: AI that includes built-in verification or secondary checks against standards, codes, or rules.
- Human-in-the-Loop (HITL): A workflow in which a qualified person reviews, validates, and signs off the AI output before it is implemented.
- Chain-of-Thought Reasoning: A traceable, step-by-step explanation showing how the AI reached its recommendation or output.

■ 5. Governance and Oversight

An AI Governance Panel chaired by the Chief Digital Officer (or equivalent) will oversee all AI activity. Responsibilities include:

- Maintaining a register of approved AI tools and use cases.
- Defining risk assessment templates and sign-off thresholds.
- Conducting periodic audits of AI use and data quality.
- Reporting annually to the Board (or Executive Safety Committee) on AI risks and performance.

Project directors are accountable for ensuring AI use within their projects complies with this policy.

■ 6. Risk Assessment and Approval

No AI tool may be deployed without a documented AI Risk Assessment (AIRA) that considers the following factors:

- Purpose and task criticality (design, planning, safety, etc.).
- Data integrity and training-set provenance.
- Bias and fairness risks.
- Human-oversight arrangements (HITL involvement).
- Verification or assurance controls (e.g., cross-checking via rules engine).
- Cybersecurity and data protection compliance (GDPR, ISO 27001).
- Record-keeping and audit trail for decisions influenced by AI.

Approval must be obtained from the AI Governance Panel before any production use.

■ 7. Use of AI Systems

- Only approved tools may be used on live projects or corporate data.
- Experimental tools may be trialled only within a sandbox environment under supervision.
- Users must not input confidential, personal, or safety-critical data into public or consumer AI systems (e.g., public chatbots).
- All outputs from AI tools are subject to human review and validation before implementation.
- Any identified anomalies or near-misses arising from AI use must be logged in the Incident and Learning System.

■ 8. Human Oversight and Accountability

- AI supports human decision-making but does not replace human responsibility.
- HITL checks must be applied for all safety-, design-, or compliance-critical outputs.
- Users must document evidence of review, modification, or rejection of AI outputs.
- Decisions derived from AI must be traceable to a named accountable individual.

■ 9. Transparency and Chain-of-Thought Recording

Wherever possible, AI systems must provide explainable outputs — including logic, source data, and reasoning steps. The rationale for AI-assisted decisions should be recorded in project documentation to support verification, auditing, and learning.

■ 10. Assurance and Verification (Assurative AI)

- All AI outputs influencing safety, quality, or compliance must undergo secondary verification against applicable standards (e.g., design codes, employer requirements).
- Automated rule-checking, model comparison, or human sign-off may be used.
- Assurance data should be integrated into the project's progressive assurance framework (e.g., design review, hold points, RACI map).

■ 11. Data Management and Protection

- AI use must comply with existing data protection, cybersecurity, and confidentiality policies.
- Training or fine-tuning data must not include personal data or commercially sensitive information unless explicitly authorised.
- All AI systems must meet organisation-approved information security standards (e.g., ISO 27001, Cyber Essentials Plus).

■ 12. Procurement and Third-Party Tools

- Vendors must demonstrate compliance with AI safety, assurance, and data-governance requirements.
- Contracts should include clauses on AI explainability, audit rights, and liability for errors caused by AI components.
- Third-party AI models must be risk-assessed before integration with project systems.

■ 13. Training and Competence

- Staff using AI tools must receive training in AI ethics, bias awareness, and assurance procedures.
- Competence should be maintained through CPD and project-specific familiarisation sessions.
- AI awareness will form part of the competence management system under the Building Safety Act.

■ 14. Incident Reporting and Continuous Improvement

- Any incident, error, or near-miss linked to AI must be reported through standard incident channels.
- Lessons learned will be reviewed by the AI Governance Panel and shared across projects.
- Policy updates will be made at least annually or following major changes in regulation or technology.

■ 15. Non-Compliance

Failure to adhere to this policy may result in disciplinary action, suspension of system access, or contractual penalties for supply-chain partners. Serious breaches may be escalated to the Board or relevant regulator.

■ 16. Review and Revision

This policy will be reviewed annually by the AI Governance Panel and the Executive Safety Committee, or sooner if significant AI-related legislation or standards are introduced.

■ Annex A — Template: AI Risk Assessment Summary

Field		Description	
AI Tool / Version			
Purpose / Use Case			
Data Sources			
Task Criticality			
Human Oversight Required (Y/N)			
Verification Method (Rule Engine / Manual / Hybrid)			
Approved by			
Review Date			

GIRI research has shown that errors in design and construction contribute to between 10 and 25% of project cost, depending on size and complexity, amounting to roughly £10-25 billion annually in the UK construction sector. Artificial Intelligence presents unprecedented opportunities to reduce these costly mistakes through automated quality control, predictive analytics and real-time error detection. However, AI systems themselves can introduce new types of errors – for example, hallucinations, omissions or misunderstandings. This report, produced by GIRI, examines both the transformative potential of AI in construction quality management and the critical strategies needed to mitigate AI-related risks. Based on interviews with quality and construction managers, technology providers and AI professionals, it provides essential guidance on how best to navigate the AI revolution in construction.

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Registered address: Get It Right Initiative Ltd, Office 7, 35-37 Ludgate Hill, London, EC4M 7JN, UK.

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