



CRIME PREVENTION THROUGH ENVIROMENTAL DESIGN

C.P.T.E.D.
(Pronounced sep-ted)

By Brian Kornegay



Crime Prevention Through
Environmental design



The CPTED premise

- “The proper design and effective use of the build environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.”

National Crime Prevention Institute



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CPTED

- CPTED is
 - A way of thinking about the relationship between criminal activity and property design.
 - A way of designing a property to be less attractive to criminals.
- People who use CPTED-designed areas perceive them as safe and would-be criminals see them as highly risky places to commit crimes.





Basic Principals of CPTED

- Territoriality
- Access Control
- Natural Surveillance
- Activity Support
- Maintenance





Territoriality

- Refers to defining of space as public, semi-public, semi-private or private
- Clearly boundaries
- Is the expression of pride and ownership
- Prevents unauthorized use of space by unintended users

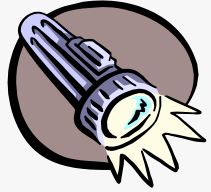




Access Control

- A method of guiding people to and from a space by effective use of entry & exit points to minimize uncontrolled movement





Natural Surveillance

- The ability of the intended property users to observe their surroundings
- Can be created by designing buildings, activity locations, and landscaping features that provide maximum visibility
- A concept based on the belief that criminals do not want to be observed committing crimes.



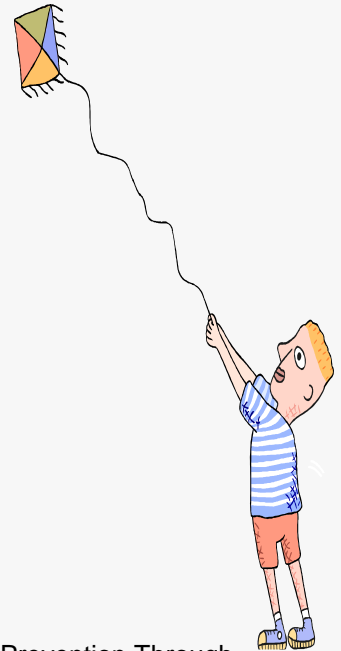


Activity Support



● Placing activity where the individuals become part of the “natural surveillance”

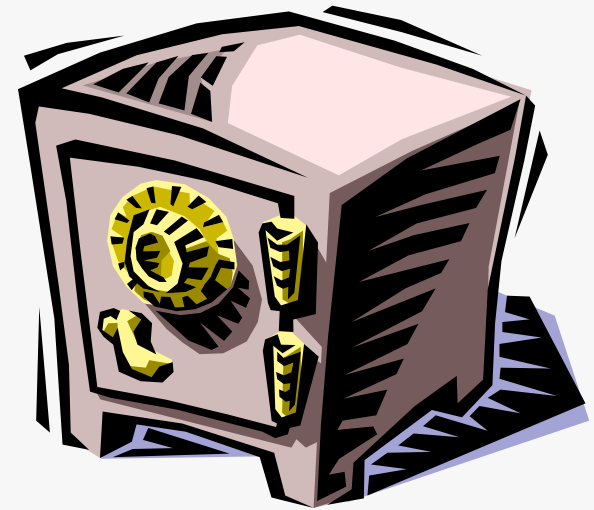
- When the activity can be enjoyed safely, crime is deterred
- A “risk” for the potential offender increases





Target Hardening

- Security measures to make entry or removal of property more difficult





Crime Prevention

- Managing Risks
 - Risk Spreading
 - Risk Sharing
 - Risk Limiting
- **You can not eliminate all risk!**





Risk vs Reward

- Is it worth the risk
- How much can I get
- Too risky?





Police Interview Burglars

- All in prison convicted of Residential Burglary
- What did we learn
 - Time of day for Home Burglary
 - How they choose a location
 - What they avoid
 - Preferred methods of entry





Time of Day

- After people leave for day and before they get home
- 6am to 6pm?
 - **8am to 11am**
 - They assume everyone is at work by now and kids are not back from school yet





Choosing a Location

- Concealment
- Easy Access
- Escape
- Valuables in sight





The Big Three

- Although not every burglar listed these in the same order, these were always in their list
 - **Dogs**
 - **Alarms**
 - **Nosey Neighbors**
(watchful eyes and Block Watch)





Entry Methods

- Open Window
 - One burglar interviewed said almost every house has one unsecured window
- Unlocked door
- Door Kick/Force
 - Fast but noisy





Home Security Checklist





Disclaimer:

- **The following suggestions are made as a public service, for the purpose of reducing the likelihood of criminal activity with the understanding that there is no way to predict or prevent all crime risks.**





Fire Escape Warning

- The fire department recommends crawling out of burning buildings
- Mount any device low so it can be reached while crawling!

- **Life is more valuable than any possession**





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Security Survey

Take out the form



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Start Across the Street



The address is easily visible and readable from a distance in a contrasting color from background? Illuminated after dark?



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Both of these photos were from a neighborhood with a “rash of window entry” burglaries



The front windows and doors are visible to neighbors and passers-by?



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The landscaping is properly maintained to allow open sightlines and eliminate hiding places?



Landscaping Guidelines

- Tree branches 6 –7 feet from the ground
 - Opens up view increasing natural surveillance
- Bushes kept shorter than 36”
 - If near a window kept below windowsill level
 - Prevents concealment during entry





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There are no areas of easy concealment



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- Consider planting thorny plants under windows and around fences

- Cactus
- Roses
- Bougainvillea
- Pyracantha



Barrier plants are used in vulnerable places to prevent or limit access.





The Gate is Kept Locked

- **Criminals like a clear escape**
 - Fences slow them down
 - Prevents removal of heavy items
- **We do not recommend placing glass, tar or carpet tack strips on top of fence**
 - Police and fire often have to climb fences



No objects to climb fence





The House is maintained and appears occupied





Outdoor lighting at night even when not at home



- Porch and garage lights left on all day signal you are away
- Use photocells
- Near front door to illuminate visitors





Light directed down to avoid glare





All Doors Are Kept Locked

- At night
- Or when away
 - Even for just a few minutes





Spare keys are secured or with trusted friend

- Not
 - Under mat
 - In planter
 - In mailbox
- Lock box



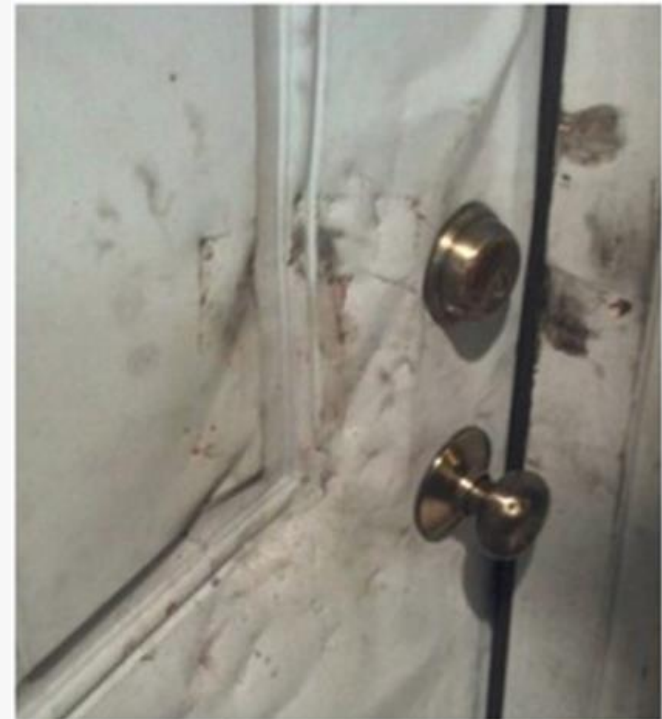


No objects are available to force entry into the house





Doors are Solid Wood or Metal Clad





Doors are Solid Wood or Metal Clad

- **Hollow Core**
 - Intended for interior use only
 - Easy to force or kick open
 - Older houses often have them as exterior doors



Door frames are in good repair and fit tight





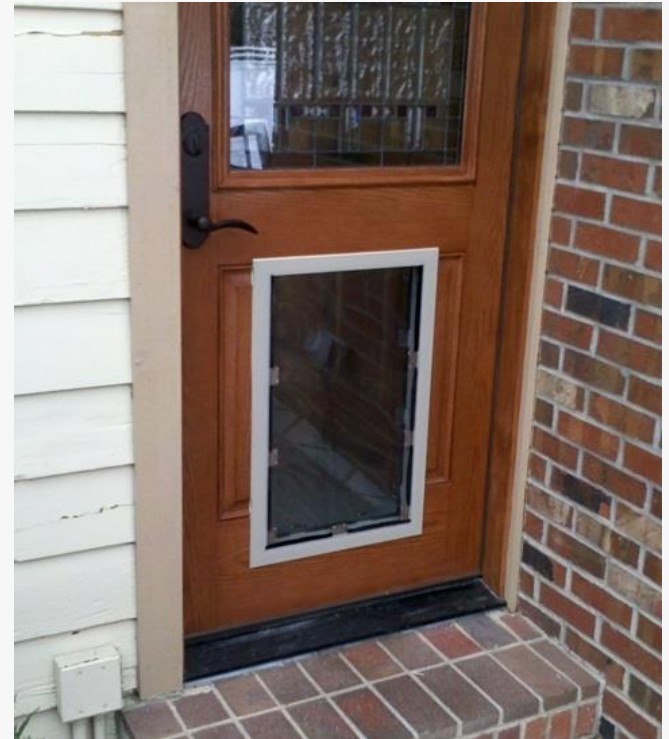
Front door has a wide-angle Eye Viewer

- AKA peep holes
- Minimum of 180 degree





No mail slots or openings within 40 inches of the lock



Windows Within 40 Inches of Door Locks



- Additional Measures
 - Double cylinder lock
 - Reinforced glass
 - Laminate
 - Security Film
 - Other



Deadbolt What to look for

- 1 Inch throw on bolt
- “Anti Wrench Collar”





Deadbolt Single vs. Double cylinder

- Installed in most houses
- Need key for entry only

DEAD BOLT **SINGLE CYLINDER**



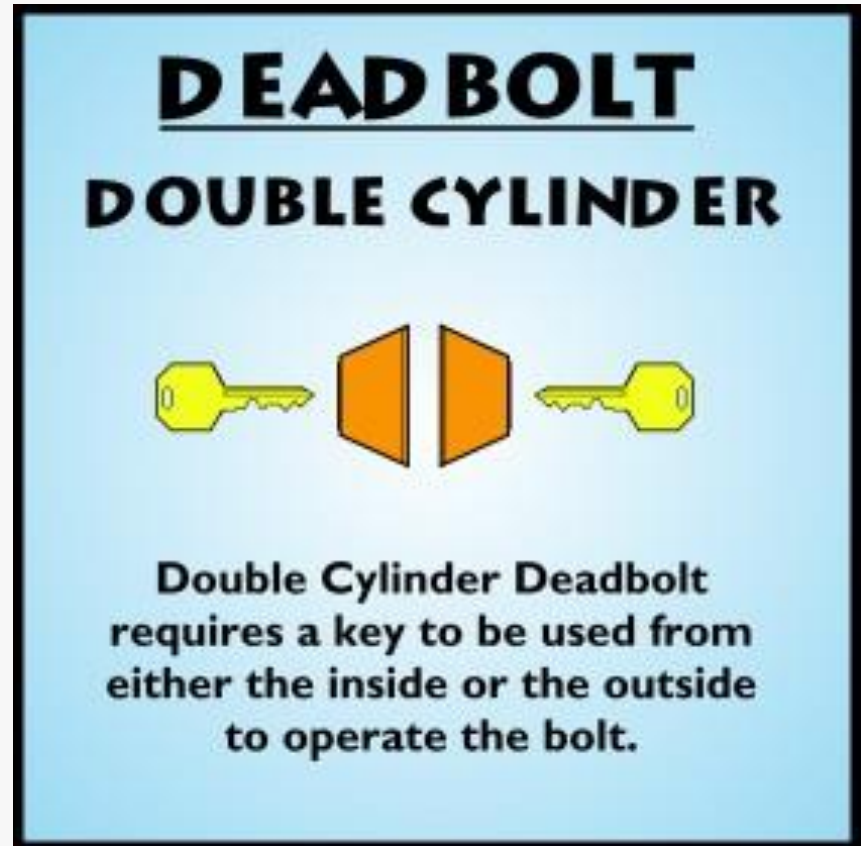
Single Cylinder Deadbolt
requires a key to be used from the
outside and a thumb-turn from the
inside to operate the bolt.





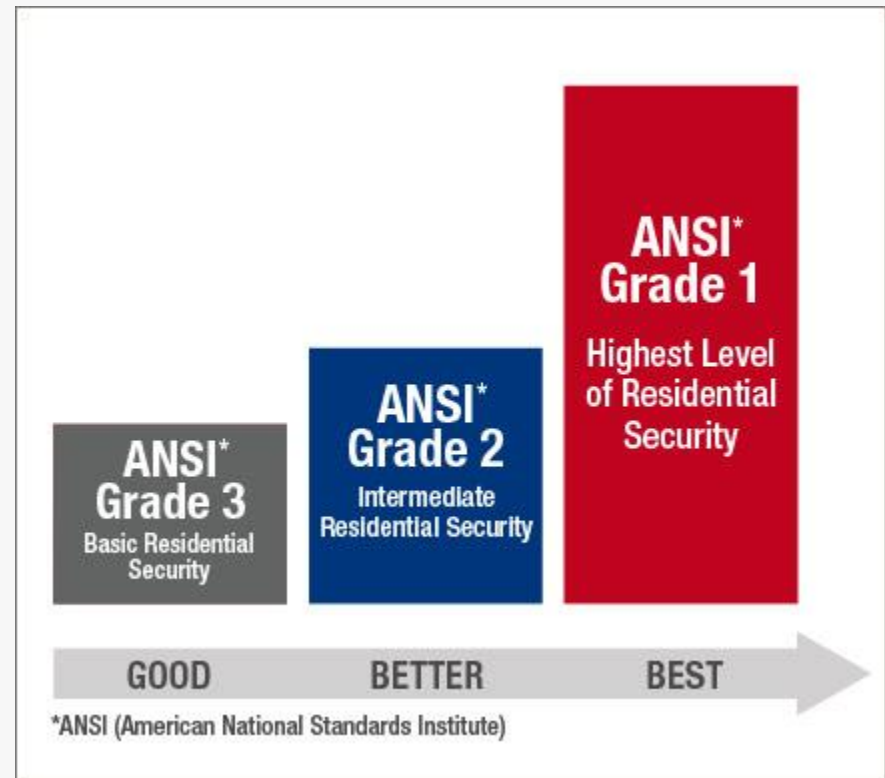
Deadbolt Single vs. Double cylinder

- Double cylinder often used when there is a window in or near the door
- Should leave key in door when people are home for emergency exit



Quality Lock

- Choose a “Graded” or tested lock
 - UL
 - ANSI



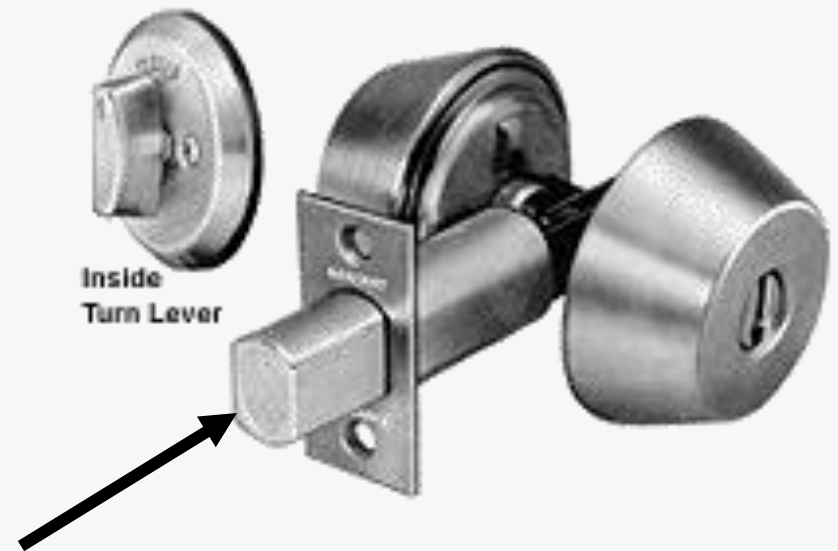
Quality Lock





Properly Installed deadbolt lock

- **Deadbolt**
 - **Good choice if**
 - Installed properly
 - Quality lock is used
 - **Bolt is dead (cannot be pushed in)**



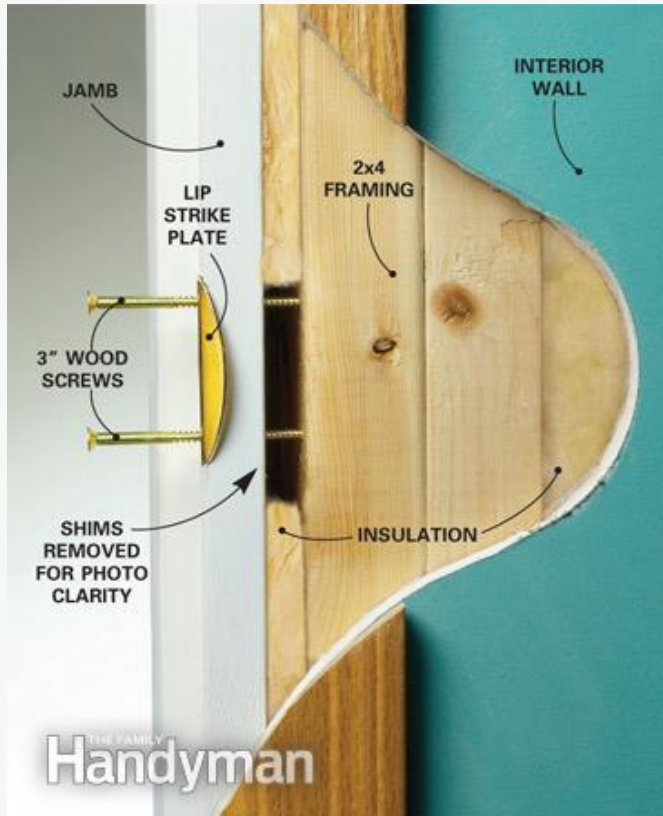


Re-Keyed Since Taking Possession





Strike Plates Have 2-3 inch Screws



- Screws need to go into the framework of the wall





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Bolt is Able to Fully Extend

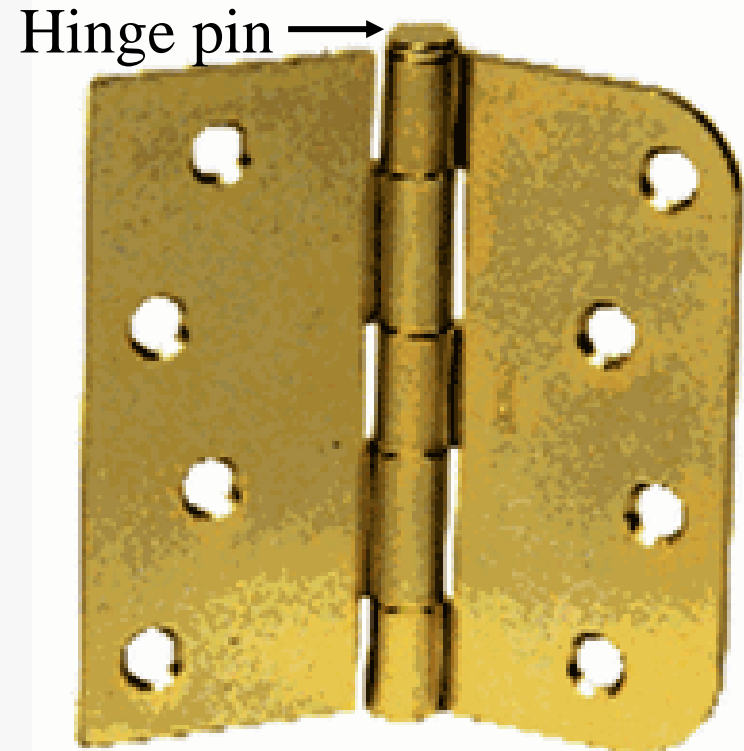
- Bolt must “click”
- If not the bolt is not “dead”





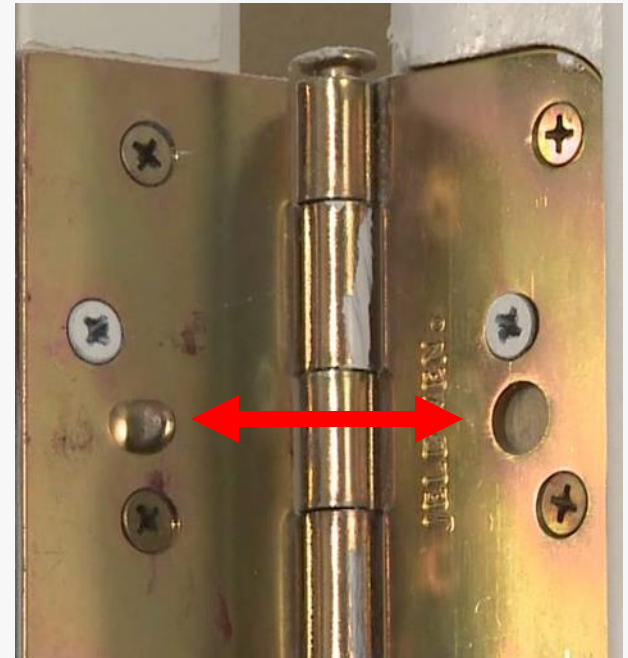
Out Swinging Doors Have proper Hinges

- If the door opens out it has exposed hinges
- Harder to kick in
- Easy to remove hinge pins and remove whole door





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Exposed Hinges



Drive screw or nail into door leaving it exposed about 3/8" to fit into hole drilled in door jam



Windows



- Windows are left unlocked more often than are doors
- Many ways to secure windows depending on the type of window





The manufacture's lock works properly, and window has a secondary lock/latch in place





Sliding Windows

- Very common
- Many Secondary lock on the market
- Thumbscrew locks can be placed on the track





Door Between House and Garage

- Secured just like exterior door
- Not left unlock when away





Garage Door is Closed When Unattended





Open Carports



- Not used to store valuables
- Attic entrance from carport is locked





Backyard

- Tools ladders, bicycles, and equipment are locked up
- Shed
- All gates are locked





Alley

- Consider adding address to your fence
- Helps PD and Fire Response
- No objects can be used to climb fence





Pet Doors

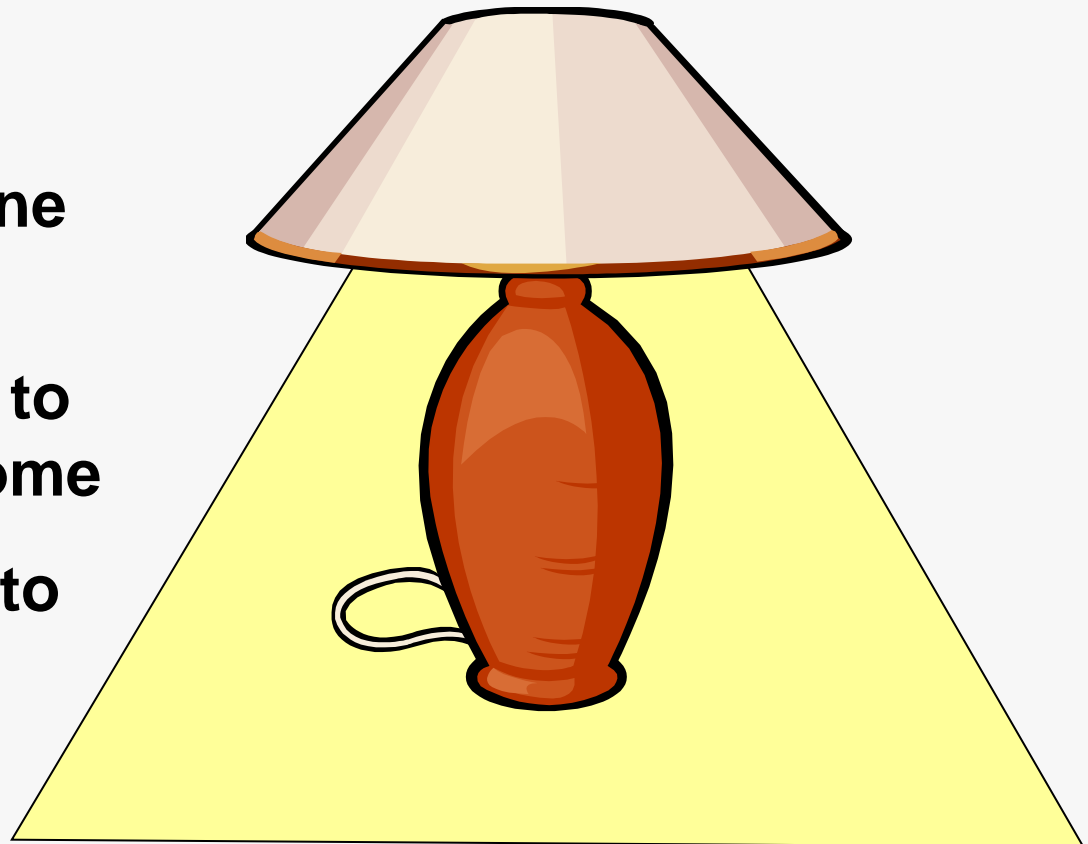
- No large pet doors that allow access to the house





Timer or Photos Cells On Interior Lights

- **Interior Lighting**
 - Looks like someone is home
 - More comfortable to not enter a dark home
 - Use timers or photo sensors
 - Radios too





Inventory List

- Serial numbers / photos
 - Regularly updated
- Operation Identification
 - Engraving Drivers License on valuables
- New Technology
 - Micro dots
 - Barcodes





Hiding of Valuables

- Obvious places
 - Criminals have no boundaries
 - Dresser drawers





Alarm Systems

- Audible / Monitored
- Maintained and tested
- Proper operation
 - Everyone



Camera Systems

- Doorbell
- Direct to your phone
- Recorded on Cloud





Important Documents and High Value Items

- Secured in a good safe
 - Fire Safe vs Burglar Safe
 - Secured in place
- Safe deposit box



Don't Advertise Your Valuables

This photo was outside a business that was burglarized “everytime” they got new computers. How did the criminals know?





Neighborhood Watch Programs

- Block Watch
- Phoenix Neighborhood Patrol
- Do you know your neighbors
 - Across street
 - Both side
 - behind





ANY QUESTIONS?

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