

The
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"WE'RE ALL ABOUT YOU"

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Technology comes to the rescue

Third in a Series

The risks of real estate ownership come in many forms. However, a constant is building security. The forms of such risk vary by property type and location: with the predominant commonality being unauthorized personnel access.

Arriving just in time from the defense laboratories of the 90's, a broad range of commercial security applications are either now available for immediate installation or will be in the near future.

• **BIO HAZARDS:** The threat of a bio-based terrorist attack, or even the unauthorized access by individuals with communicable diseases, remains a high concern of owners of shopping, office and industrial complexes. Infrared cameras are now available which can scan individuals for disease symptoms such as elevated body temperatures. A new technology coming out of the labs at the University of Wisconsin will provide instant scan capability for biological threats ranging from small pox to bubonic plague. This DNA altered diamond film is at the cutting edge of the merger between biology and microelectronics and is expected to become part of standard building security technology in the next few years.

• **SCANNERS:** Biometrics has taken over the roll of identification at property access points. RFID tags, the size of a grain of rice can be imbedded in clothing as well as an ID tag and scanned by an RFID reader from more than six feet away.

• **AUTOMATED FACIAL SURVEILLANCE:** Can be employed using high resolution cameras linked to software-embedded watch lists to single out specifically unwanted individuals.

• **FINGERPRINT SCANNERS:** The size of a credit card and integrated with a USB storage device can now be plugged into any computer and with inexpensive software can control entry points, internal building areas, as well as access to computer applications. More intrusive ID control methods

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already extend to eye scans and DNA scans.

• **PUTTING IT ALL TOGETHER:** The brave new world of property security will connect an array of surveillance, scanning, and identification nodes to control elevator access, sprinkler and burglar alarms, exit and entry points and times, and positioning and routing of security personnel.

Public Access Properties such as shopping centers, sports stadiums or office complexes will have digital and infrared scanning cameras linked by LAN and microwave to multi-gigabyte processing centers having software developed to detect a theft or assault in progress, or the arrival of an unauthorized vehicle or individual. Entering individuals will be greeted by name as they are scanned at each seemingly unsecured entranceway. Those without biometric ID will be delayed. Elevators and equipment rooms will open at the touch of a finger to authorized personnel. Bio and chemical sensors will control shutdown and exhaust actuators on all air-handling equipment while security personnel tracked with GPS from the central security office will have portable scanners capable of individual identification, metal detection, etc.

• **UNINTENDED CONSEQUENCES:** With security technology providing such awesome capabilities for risk management, the standard of performance required by owners to avoid liability will be both high and expensive to reach.

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