

## Preventing Slips And Falls

Condominium corporations have a legal responsibility to take reasonable care to ensure that people are safe while visiting publicly accessible areas. If a visitor, or a unit owner, slips, trips, falls and is injured on your common property, legal action could be brought against the corporation. Slips and falls are more common during winter so, we've put together a simple list of actions and remedies to make for a safer place. In addition to keeping an eye out for the hazards listed, we highly recommend regular property inspections.

### Monitor Property



**Interior:** Look for possible barriers and obstacles in hallways or common areas.

**Exterior:** Remove debris such as branches and foliage from pathways and common areas. Check for uneven pavement, potholes and other hazards. Assess ice build-up and snowfall.

### Check Floors and Walkways



**Interior:** Mop wet areas. Mark affected areas with pylons and signs. Repair loose flooring and apply anti-slip tape to steps for traction.

**Exterior:** Repair walkways, keep clear and treat with ice melt. Mark trip and slipping points. Ensure compliance with bylaws.

### Ensure Adequate Lighting



**Interior:** Check lighting. Replace bulbs in hallways, open areas and stairwells.

**Exterior:** Keep driveways well-lit and ensure curbs, speedbumps and pathways have visible markings.

### Keep Drains Clear



**Interior:** Melting ice and snow is underground, parking can flood.

**Exterior:** Drains should be flagged and kept clear of ice and snow.

### Examine Handrails



**Interior:** Ensure handrails are secure and stairs are clear. Must meet building code requirements.

**Exterior:** Must meet building code, free of snow and secure to support people.

### What to do if someone slips, trips or falls?



#### Assist.

Get medical attention for injured person.

#### Document.

Record names, contact information including witnesses. Take photos of area including footwear of injured.

#### Investigate Cause.

Remediate to prevent any future occurrence. Report to broker. Never admit liability.



### We're here to help!

Winterization is a vital responsibility for strata and condo corporations to ensure the well-being and comfort of residents, as well as to protect the property from potential damage. For more loss control information, don't forget to connect with your BFL CANADA representative to keep your insurance portfolio up to date.

**Disclaimer:** Information is for general guidance only and not a substitute for professional advice.