

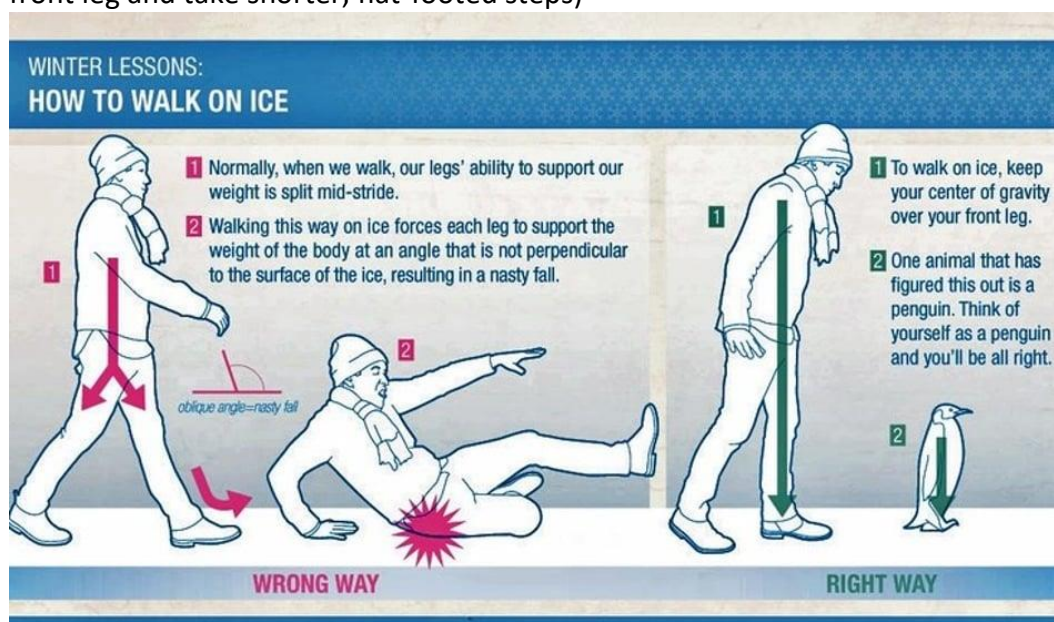


Condominiums and Slip & Fall Liability

Winters in Calgary bring forth unpredictable weather patterns and freeze-thaw cycles that increase a condominium Corporation's slip and fall risk, with injuries typically occurring on walkways, steps, parkade ramps, and driveways. Condominium Corporations do have a duty of care and are obligated to mitigate snow and icy conditions and alert Residents to potential hazards. However, despite wearing proper anti-slip footwear and taking precautions, accidents may still happen.

Condominium Corporations can reduce their risk of slip and fall claims by implementing the following measures:

- Complete routine site inspections and report icy conditions in writing as soon as possible. Be detailed and provide photographs of the dangerous areas
- Stipulate with the snow removal crews that Snow Logs must be maintained and accurate records of the daily maintenance of the property must be presented to the Board and/or Management Company
- Ensure steps and handrails are secure and kept clear of any clutter and/or debris, and current with Alberta Building Codes
- Check for and correct any trip variances. If the weather does not permit for the repairs, keep a detailed log and develop a plan for repairs
- Install and maintain adequate lighting throughout the complex
- Keep Residents informed by sending Notices out advising of dangerous conditions after large snowfalls or freezing rain events. Include information about how to safely walk on ice to prevent injury (Advise Residents to "Penguin Walk" and keep the center of gravity over the front leg and take shorter, flat-footed steps)





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- Install signage throughout the property alerting Residents to icy conditions



Insurance companies are keen to see condominiums take these extra steps to ensure that the Common Property is kept safe and clear for pedestrians. Preventing injuries is a collective effort and with your assistance, we can keep everybody safe throughout Winter.

For more information on reducing your slip and fall liability, please contact our office at 403 239 6390