Winter Weather: Walkways and Parking Lots

Each year, pedestrians slip and fall on walkways or parking lots on ice and snow. If management fails to maintain sidewalks or parking lots, then claims are likely to follow. In general, walkways and parking lots are expected to be maintained in a reasonably safe condition (e.g., in good repair or free of snow, ice, and other materials). This checklist offers risk control issues to consider when inspecting existing sidewalks and parking lots for liability concerns.

Planning	Yes	No	N/A
Is there a plan to inspect and repair walkways and parking lots in the fall so that all repairs are complete in advance of the first winter storm?	❑	❑	❑
Do snow removal plans need adjustment to provide adequate removal or treatment of walkways and parking lots?	❑	❑	❑
Do snow removal plans include the use of anti-icing chemicals to prevent the development of ice on walkways?	❑	❑	❑
Have application rates been calculated so that the recommended rates are used to pre-treat walkways to limit slip and fall potential?	❑	❑	❑
Is there a chance that neighboring businesses, such as churches, retail shops, etc., might rely on the walkways or parking lot when the property is not occupied?	❑	❑	❑
Have arrangements been made to clear walkways and parking lots regardless of whether or not the facility is occupied?	❑	❑	❑

Walkway and Parking Lot Inspection			
Are there sections of walkways with elevation differences more than the depth of three pennies? If so, repair walkway to eliminate tripping hazards.	❑	❑	❑
Have arrangements been made for the storage of snow so that if it melts, it does not become a hazard?	❑	❑	❑
Is there proper lighting for walkways and parking lots so that the path is clearly marked and hazards identifiable throughout the day?	❑	❑	❑
Are areas prone to falling snow or ice cordoned off to limit the potential for injury?	❑	❑	❑
Have curbs and other potential tripping hazards been staked so that they are observable after a winter storm?	❑	❑	❑
Is there periodic, physical inspection of walkways and parking lots?	❑	❑	❑

Slip and Fall Documentation and Incident Reporting	Yes	No	N/A
Are records of treatment and snow/ice removal maintained for walkways and parking lots?	❑	❑	❑
When there is an incident, are photographs of the walkway or parking lot required?	❑	❑	❑
Does the incident reporting form include a description of: the walkway or surface, weather conditions, footwear worn by the injured party, witness statements, etc.?	❑	❑	❑

The information, suggestions and recommendations contained herein are for general informational purposes only. This information has been compiled from sources believed to be reliable. Risk Consulting Services do not address every possible loss potential, law, rule, regulation, practice or procedure. No warranty, guarantee, or representation, either expressed or implied, is made as to the correctness or sufficiency of any such service. Reliance upon, or compliance with, any recommendation in no way guarantees any result, including without limitation the fulfillment of your obligations under your insurance policy or as may otherwise be required by any laws, rules or regulations. No responsibility is assumed for the discovery and/or elimination of any hazards that could cause accidents, injury or damage. The information contained herein should not be construed as financial, accounting, tax or legal advice and does not create an attorney-client relationship.

This document is not intended to replace any recommendations from your equipment manufacturers. If you are unsure about any particular testing or maintenance procedure, please contact the manufacturer or your equipment service representative.

American International Group, Inc. (AIG) is a leading global insurance organization. AIG member companies provide a wide range of property casualty insurance, life insurance, retirement solutions, and other financial services to customers in more than 80 countries and jurisdictions. These diverse offerings include products and services that help businesses and individuals protect their assets, manage risks and provide for retirement security. AIG common stock is listed on the New York Stock Exchange. Additional information about AIG can be found at www.aig.com | YouTube: www.youtube.com/aig | Twitter: @AIGinsurance www.twitter.com/AIGinsurance | LinkedIn: www.linkedin.com/company/aig. These references with additional information about AIG have been provided as a convenience, and the information contained on such websites is not incorporated by reference into this document.

AIG is the marketing name for the worldwide property-casualty, life and retirement, and general insurance operations of American International Group, Inc. For additional information, please visit our website at www.aig.com. All products and services are written or provided by subsidiaries or affiliates of American International Group, Inc. Products or services may not be available in all countries and jurisdictions, and coverage is subject to underwriting requirements and actual policy language. Non-insurance products and services may be provided by independent third parties. Certain property-casualty coverages may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds, and insureds are therefore not protected by such funds.