



Winter Safety

Ted W. Allen & Associates, Inc.

Volume 1

Edition 2

Putting the Hazards of Winter on Ice

Whether your in the Northeast US or South Texas, Old Man Winter always has a few tricks up his sleeve. The worst of which is when that temperature hovers around 32° F and a solid sheet of ice begins to accumulate on every surface. We all love the view, but for Property Managers and Maintenance Departments, these conditions equal long hours, accidents, and property damage.

There are three keys to minimizing the risks associated with ice and snow events. These are:

- 1. **Pre-planning**
- 2. **Early Response**
- 3. **Adequate Resources**

How many times have you heard that people in the “Northeast just know how to deal with this stuff.” This is true in the sense that they have more experience with,

but the hazards are the same. The fact is they avoid the tendency to become complacent and preplan to ensure managers and maintenance personnel have a clear understanding of what their responsibilities will be:



Managers Will:

- Monitor Weather
- Take Early Action
- Oversee Response Plan Implementation

Maintenance Will:

- Determine Assets Needed (equipment, sand, ice melt, personnel, etc.)
- Develop Deployment Plan (deploy to address high risk areas first—e.g. parking lots, sidewalks to parking lots, leasing office, etc.)

Contractors Will:

- (If Used)*
- Provide Certificate of Liability Insurance—prior to “ANY” work performed with limits equal to or greater than property’s
- Provide a detailed response plan defining service timeline, materials and equipment to be used, and areas that will be addressed. Also, after storm clean-up.
- Provide “ALL HOURS” Contact Information



KEYS TO ICING LOSSES

- **PRE-PLANNING**
 - Who is Responsible
 - What Assets Needed/Staging
 - Where To Start/Target Areas
 - When To Respond
- **EARLY RESPONSE**
 - Know Who Decides
 - Act Early /Proactive
- **ADEQUATE RESOURCES**
 - People
 - Equipment
 - Materials

PHASES OF RESPONSE

- **PRE-STORM PREP**
- **EARLY NOTIFICATION**
- **REMOVING SNOW/ICE**
- **ADAPT TO CHANGES**
- **RE-FREEZE/ ADDITIONAL REMOVAL (IF NEEDED)**
- **CLEAN-UP (Sand, Salt, etc.)**

Making Tracks

Have you ever tried to walk on an ice rink? Just ask a leasing agent or better yet, a maintenance employee responsible for ice and snow removal. Every year, the people most responsible for reducing the risk of others during inclement weather are often the ones

put at most risk. This may change as the awareness and popularity of slip-on ice cleats increase. For around \$20 a pair, they make great stocking stuffers for your employees. A simple internet keyword search “Ice Cleats” should result in a number of suppliers

and options.

