



Sidewalk and Walkway Accidents

Include sidewalks & walkways in your inspection and preventative maintenance program. Check the condition of sidewalks as well as what type of material was used to construct them. Smooth materials such as marble and terrazzo should be avoided, if possible. Rough finished concrete provides good slip resistance, even when wet.

Evaluation

Sidewalks should be level, with no ridges or height changes greater than 1/4 to 1/2 inch. They should have serrations or a tactile change of surface at any change of elevation. Sidewalks should have no holes large enough for a heel to fit into (not including spike heels). They should have a coefficient of friction greater than 0.6 when wet and have a non-slip textured surface finish.

Controls

Major areas of risk improvement include:

- Initiate a sidewalk maintenance program
 - Require your property managers to inspect sidewalk conditions
 - Remove any worn or slippery sidewalk paint
 - Improve sidewalk drainage
 - Barricade sidewalk holes or repairs
 - Install ramps or barricades over pipes or wires
1. Remove sidewalk paint or finish that may be worn or non-slip resistant. Smooth, finished sidewalks can be very slippery when wet. Improve drainage to prevent the accumulation of standing water or ice on sidewalks. Ice and snow are major contributors to sidewalk slips and falls. Install a tactile change of surface if any visually impaired people use the sidewalk. This will assist them in determining changes in elevation such as steps and curbs.
 2. Barricade off any holes or areas under repair to draw attention to them and prevent unauthorized access. Cover any pipes or wires laid across the sidewalk with a ramp or barricade, to prevent trips and falls. Install heated side-walks to prevent a build-up of ice and snow.
 3. Train maintenance or security personnel to include side-walk condition in their regular building checks. Initiate a sidewalk maintenance program which includes inspection of sidewalk conditions and prompt repair.

1.800.579.0652
realprotect.com
details@realprotect.com

Sidewalk Lighting

General lighting of work areas and walkways may help prevent slips and falls. General lighting includes natural sunlight, general overhead lighting and task lighting. Adequate lighting can help tenants and their guests detect hazards and avert them

Evaluation

Identify the areas where poor illumination or no illumination, as well as direct glare, reflected glare, dark shadows, and visual fatigue can contribute to accidents. These areas may include:

- Dwelling entrances
- Driveways
- Sidewalks, walkways & paths
- Areas where floor level changes
- Stairs

Controls

Opportunities for improvement include:

- Provide new exterior bulbs (installed) upon initial move-in of a new tenant
- Reduce glare
- Missing or burned out light bulbs are indications of poor maintenance by a tenant. Most leases typically require ongoing maintenance of exterior lighting to be handled by a tenant.
- Provide switches for stair lighting at each access to stairs so that lights can be turned on to reduce the risk of an employee climbing or descending a dark stair