



## **PARKING LOT LIABILITY AND CONTROLS**

Parking lot operations present significant liability exposures to the general public. Everyone in society has a duty to take reasonable care that his or her actions do not injure others. The same rule applies to business entities. Not providing proper controls in a parking lot can constitute negligence if a customer or member of the general public is injured as a result. The legal meaning of negligence is failure to exercise reasonable care.

To assist with the reduction, elimination, and control of parking lot exposures, the following guidelines should be considered for effective liability risk management.

### **Pedestrian Traffic**

- Sidewalks, ramps, and other pedestrian walkways should be safely designed and well maintained.
- Potholes, broken and cracked pavement should be repaired promptly.
- Trash and debris should be picked up and removed on a regular basis.
- Poorly drained areas should be corrected.
- Good illumination is essential.
- Building gutters that discharge on walkways need to be redirected.
- A snow and ice removal procedure needs to be in effect.
- Any differences in height on walkways should be highlighted in yellow paint.
- Make sure pedestrian walkways are free of dumpsters and other equipment.
- Have an accident/incident reporting program in place.

### **Vehicle Traffic**

- Parking surfaces should be marked to identify parking spaces and pedestrian crossings.
- Entrances and exits must be clearly marked.
- Parking spaces need to be wide enough to avoid damage to other parked vehicles.
- Fixed objects such as gas meters, transformers, hydrants, etc. should have barrier protection to prevent them from damage by vehicles.
- Parking lots should have a program of periodic inspections.

Remember - always obtain certificates of insurance (COI) from any contractor doing any service or repair work on the parking lot. The required insurance limits should be equal to your own. These certificates should be kept on file, and updated as needed.

