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Commercial division of Spiffy Window Cleaning

WINTER SAFETY & SALTING METHODOLOGY

Winter Safety, Salting Methodology & Slip-Prevention Standard

Metro Vancouver commercial snow removal and de-icing: methodology, timelines, product selection, and the documentation an insurer expects.

PREPARED FOR

Strata council / property team

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Purpose

This document sets out the safety standard, salting methodology and record-keeping our crews follow on commercial and strata properties in Metro Vancouver. It is written to be attached to a council package, a vendor file, or an insurer's request for the property's winter procedures.

1. Vancouver climate baseline

Metro Vancouver averages roughly 28 cm of snowfall per season across about 10 days with measurable snow, concentrated in December and January. Freezing rain and overnight frost — not deep accumulation — cause most slip-and-fall exposure here.
November: 1.3 cm average · 0.9 snow days
December: 8.7 cm average · 3.2 snow days
January: 11.0 cm average · 3.6 snow days
February: 5.7 cm average · 2.1 snow days
March: 1.1 cm average · 0.6 snow days
Source: approximate Environment and Climate Change Canada climate normals, Vancouver International Airport. Figures are planning references, not forecasts.

2. Season scenarios used for budgeting

Mild winter — below-normal snowfall — approx. 12 cm. One or two brief accumulating events, mostly freezing-rain and frost mornings.
Typical Vancouver winter — approx. 28 cm. About 28 cm across the season, concentrated in December and January.
Severe winter — 2021/22 style cold snap — approx. 62 cm. A sustained Arctic outflow with repeat accumulation and multi-day re-passes.

3. Salting methodology

Product is selected by surface temperature and substrate, then applied at a calibrated rate. Over-application is a liability and an environmental problem, not extra safety.
• Above -7 C on asphalt and mature concrete: sodium chloride (rock salt), 8-12 g/m2 for anti-icing, up to 20 g/m2 for de-icing after clearing.
• -7 C to -15 C: magnesium chloride or a treated-salt blend; plain rock salt loses effectiveness and simply washes away.

• Below -15 C or on ice with no melt window: traction grit, with mechanical removal as the primary method.
• New concrete (under one year), pavers, planted edges, parkade entries and pet-traffic routes: low-chloride or magnesium-based product only, at reduced rates.
• Anti-icing before an event beats de-icing after: pre-treatment prevents bonding and reduces total product used across the event.
• Clear first, then apply. Salt spread over unremoved snow is wasted product and a slush hazard.
• Residual product is swept and recovered after the melt to limit chloride run-off into storm drains.

4. Response timelines

[ ] Forecast monitored daily through the season; crews staged when a qualifying event is projected
[ ] Anti-icing pre-treatment applied ahead of forecast freezing precipitation
[ ] Mobilisation at the accumulation trigger written into the agreement
[ ] Accessible routes, ramps and curb cuts cleared first
[ ] Primary entries and stair landings second
[ ] Public sidewalks complete before the municipal deadline (10:00 AM in the City of Vancouver, the day following a snowfall)
[ ] Parking lanes, drive aisles and loading bays after occupancy routes
[ ] Re-check and re-application passes during multi-day events
[ ] Time-stamped log with photos issued after every response

5. Crew safety standard

• WorkSafeBC-compliant cold-weather PPE: insulated high-visibility outerwear, traction footwear, eye protection during spreading.
• Two-person minimum on overnight responses; check-in protocol with the on-call supervisor.
• Manual-handling limits and rotation on shovelling tasks; mechanical equipment used wherever the surface allows.
• Equipment inspected before dispatch: lighting, spreader calibration, blade condition, fuel and fluids.
• Vehicle movements on site are spotted; drive aisles are cleared before occupancy traffic resumes.
• Snow stockpiled clear of drains, hydrants, accessible routes and sightlines at vehicle exits.

6. Slip-and-fall prevention and evidence

Claims are decided on documentation. Every response is recorded with:
Date | Arrival time | Departure time | Air and surface temperature
Conditions on arrival | Accumulation cleared | Areas serviced
Product applied | Quantity | Application rate
Re-check pass performed (Y/N) and time | Photographs before and after
Crew lead name and signature
The property retains the season archive; we retain a duplicate for the statutory limitation period.

7. Maintenance best practices for the property

[ ] Keep entrance matting long enough to absorb tracked-in melt; replace saturated mats during an event
[ ] Post wet-floor signage at every entry for the duration of the event
[ ] Confirm exterior lighting works before November — most responses happen in the dark
[ ] Fix drainage low points in the fall; refreeze at a known puddle is a predictable claim
[ ] Keep salt bins stocked and accessible for staff spot-treatment between contracted responses
[ ] Rinse chloride residue off entry glass, aluminium frames and stainless at season end to prevent etching and pitting
[ ] Inspect concrete for scaling in spring and note it for the next season's product selection
[ ] Review the season log with the contractor and adjust scope, trigger, or contract model before the next October

8. Budget planning

Model a Vancouver-specific winter budget — per-event or seasonal bundle, by SLA tier and season scenario — at spiffybluelabel.com/services/snow-removal-and-salting. The estimator produces a branded budget PDF suitable for a council package or operating plan.

Prepared by Spiffy Blue Label, the commercial division of Spiffy Window Cleaning. This document is general winter safety guidance; confirm site-specific requirements with your municipality, insurer, and WorkSafeBC obligations.
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