

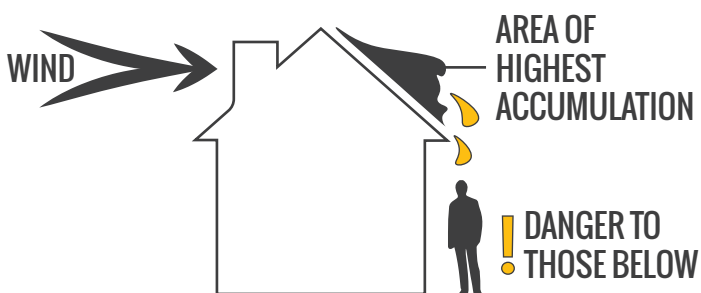
GOOD NEIGHBOUR PRACTICES

MANAGING SNOW SHEDDING DURING WINTER MONTHS

Residential properties at higher elevations in British Columbia, such as those at Hemlock Valley, are prone to environmental risks that are not present in lower-lying areas. In winter months, snow can accumulate on roofs and affect the safety and structural integrity of a dwelling. This document outlines what Hemlock residents can do to encourage good safety practices and neighbourliness during the winter months. **Remember: taking action before problems arise is always the best bet!**

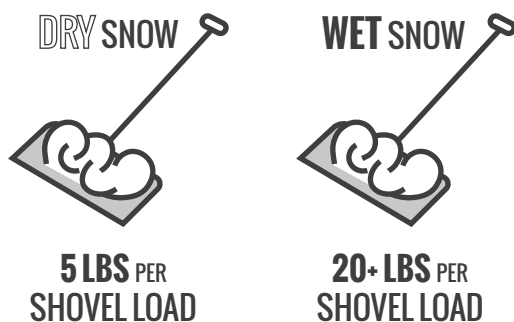
UNDERSTANDING THE RISKS OF SNOWFALL ACCUMULATION

ACCUMULATION DANGERS



- Snow accumulates most heavily on the leeward side of a pitched roof, meaning the side sheltered from the wind. In the northern hemisphere, westerly winds are typical, meaning that snow tends to accumulate on the eastern side of roofs.
- Snow accumulation should be monitored particularly closely on the leeward side of roofs. Unbalanced snow loads may put uneven pressure on a roof, and increase the likelihood of a snow slip on the leeward side that could cause serious injury to those below.

HEMLOCK SNOW IS HEAVY SNOW



- Snow can be dry or wet, depending on the time of year, elevation, and climate. Snow at Hemlock tends to be wet.
- Dry snow is light, and may shed naturally from rooftops with the help of moderate wind. Wet snow is heavy, and tends to accumulate over time, as winds do not easily remove wet snow from rooftops. Wet, heavy snow is typically removed manually.
- An average shovel load of dry snow weighs 5 lbs, while the average shovel load of wet snow can weigh 20 lbs. or more. This added weight means greater strain on your roof--and you.

BEFORE SNOWFALL ACCUMULATES

GET READY FOR WINTER



- Inspect your roof before snowfall occurs to check the status of snow guards, skylights, and equipment such as satellite dishes. Improperly maintained equipment may become damaged by the weight of snow.
- Make plans for snow removal or purchase snow removal equipment **before** the winter season.
- **Note:** Ladders are a frequent source of injuries. Be extremely cautious on ladders and rooftops, especially in slippery conditions. Visit www.worksafeBC.com to learn more about safe ladder use, or hire an experienced maintenance professional to complete inspections and remove snow.

TALK WITH NEIGHBOURS



- Be neighbourly! If you plan to be away during the winter months for an extended period, make plans to have your snow removed by a friend, neighbour, or maintenance company. This could help you avoid costly repair bills.

AFTER HEAVY SNOWFALL

- Monitor the status of rooftop snow.
- To avoid snow shedding from your rooftop, it is important to **remove snow after a heavy snowfall**.
- When removing snow, be cautious of skylights, eaves, and equipment such as satellite dishes.
- Use plastic (not metal) snow removal equipment to avoid damaging your roofing material. Metal roofs can be scratched by metal equipment.

BE AWARE!



IF SNOW FROM YOUR ROOF SLIPS ON TO YOUR NEIGHBOUR'S PROPERTY, THIS MAY BE CONSIDERED **TRESPASS**.



- **Homeowners may be liable for damage if a snow slip from their roof damages a neighbouring property.**
- **Snow shedding can pose a safety risk. Monitoring rooftop snow accumulation and removing snow as necessary is both neighbourly and a safety priority.**
- The Fraser Valley Regional District will take the potential of snow slippage into consideration when approving new developments, and may require increased setbacks on a new development if snow slip risk is deemed too high. For the majority of existing developments at Hemlock Valley, snow slip risk was not assessed and is a private responsibility between property owners.

**BE NEIGHBOURLY
& BE SAFE**

PREVENT A SNOW SLIP FROM OCCURRING TO KEEP YOUR PROPERTY INVESTMENT SECURE AND KEEP RESIDENTS AND VISITORS SAFE EACH WINTER.