

August 24, 2022

Julia Stambaugh
Town of Palmer Lake
42 Valley Crescent
Palmer Lake, Colorado 80133

Dear Julia:

This letter confirms the property survey and findings for the Town of Palmer Lake conducted on August 11, 2022. I would like to thank you for the time and the courtesy extended to me during the survey.

Loss Analysis

Year to date 2022 there have been no claims reported.

As a result of the survey, the following recommendations were developed for your consideration and action. If you have any questions, or if I can be of further assistance, please give me a call.

Sincerely,



Nicholas Paoli, Risk Control Consultant

Please send your written response to the recommendations. It is not necessary that corrective action be completed on all recommendations before responding, but please outline your future abatement plans. Your response earns credit on the Loss Control Standards Audit.

This report is limited to those conditions actually observed and information provided by your personnel at the time of the on-site visit to the above location. The report and recommendations are advisory and designed to assist in CIRSA underwriting and reduce CIRSA losses. We are not undertaking to replace your own loss prevention or inspection efforts nor do we assume any duties you may have to provide safe facilities, equipment, machinery or operational procedures for your employees or the public.

CIRSA does not assume responsibility for implementing the recommendations in this report, nor does it represent that all hazardous or unsafe conditions at the location have been identified, nor that compliance with these recommendations will result in full compliance with applicable federal, state, or local regulations or avoid any injury or financial loss.




CIRSA Loss Control Property Survey Recommendations

Entity: Palmer Lake, Town of	Loss Control Rep: Nicholas Paoli	Survey Date: August 11, 2022
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2022-08-01- Parks & Playgrounds - Engineered Wood Fiber
 Glen Park: Increase the protective surface in the use zone. The surface must comply with the ASTM F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment or if an engineered wood fiber must also meet ASTM F2075 Standard Specification for Engineered Wood Fiber. For ADA purposes, the surface should also comply with ASTM F1951. Request this documentation from the supplier before ordering any materials. Install a minimum of 9 inches of compressed loose-filled material under and around the equipment. Refer to the Public Playground Safety Handbook at <http://www.cpsc.gov/cpsc/pub/pubs/325.pdf>. for more information.

2022-08-02- Parks & Playgrounds - Swing S Hooks
 Glen Park: Clamp the "S" Hooks on the swings to the correct opening, or replace them with clevis style fasteners. The CPSC Public Playground Safety Handbook suggest clamping the swing S-hooks shut so that the maximum opening is less than the thickness of a dime to help reduce the potential drawstring entanglement hazard.





2022-08-03- Facility/Premises - Loose Handrail

Gazebo: The handrail on the gazebo located near town hall is loose and showing signs of deterioration. Repair/replace the handrail as needed.



2022-08-04- Life Safety - Emergency Lights

Library & Museum: The library and museum should have emergency lights installed to allow occupants to safely exit the building in the event of an emergency. Add emergency lights to the interior of the building.



2022-08-05- Facility/Premises - Stairs & Handrail for Bridge

Pedestrian Bridge: I was unable to determine the applicable building codes regarding the requirements for the proposed stairs and hand rail for the pedestrian bridge. Contact Pikes Peak Regional Building Department to determine what is required.