



# TOWNSHIP OF GEORGIAN BLUFFS

---

**Date:** September 10, 2015  
**Report To:** Recreation and Property Committee  
**From:** Josh Planz - Chief Building Official  
**Subject:** CBO.15.05 Bass Lake Stairs

---

## Strategic Plan:

### 3.8 Recreation and Culture

Develop parks and facility maintenance standards and inspection procedures to ensure safe and healthy activity for all users, effectively manage risk, and increase use of parks and facilities.

### Summary:

The Township owns a 20' wide access lane to the south of Bass Lake. Approximately 15 years ago the Township installed a set of stairs for the public to access the lake. There has been little work done to the stairs and the safety has been questioned by local residence. There are no agreements on record stating that the Township must provide this access to the public. The condition of the stairs and the surrounding trees should be addressed to reduce the liability to the Township.

### Comments:

The Building Department has investigated the concern of safety and discovered some items which puts the Township at risk.

- 1) The railings are "climbable" and you can pass a 4" sphere through many of the openings. This is the current code for railings and should be corrected if the stairs are to remain.
  - 2) The stairs are extremely slippery when wet. The stairs are constructed of wood which has developed a mossy surface. This creates a hazard when the stairs are wet.
  - 3) Many of the supports are deck blocks placed along the slope. Over time the slope has eroded under the blocks undermining the support.
  - 4) There are many dead trees standing around the stairs which could fall on the landing and the stairs.
  - 5) Recently there has been a lower set of stairs added to the landing. This was done by the public without notice to the Township. There are no railings on the stairs.
-

**Financial Considerations:**

There will be a cost involved in bring the stairs up to compliance or removing the stairs and the dock. A RFP should be drafted for the removal or the repair of the stairs and should be accounted for in the Facilities 2016 budget.

**Recommendation**

That access to the stairs be blocked to the public and an RFP prepared for the removal of the stairs and dock.

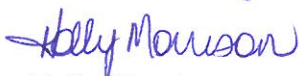
Respectfully submitted,



Josh Planz

Chief Building Official

**Endorsed in whole or in part by**



Holly Morrison

Clerk/CAO

---





1



2



3

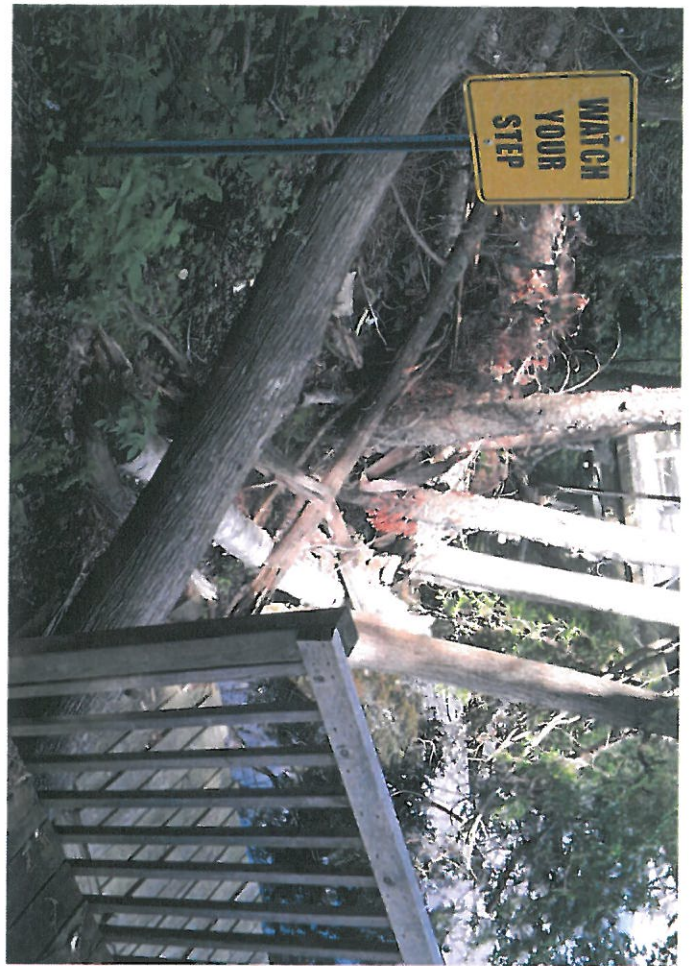


4





5



6



7



8





9



10



11





12



13



14



15





16

