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April 21, 2025

Town of Lockeport  
12 Howe Street (playground location)  
Lockeport, Nova Scotia  
BOT 1L0

Attention: Frances Scott, Community Coordinator

Re: Seaside Play Park, Playground at 12 Howe Street, Lockeport, Nova Scotia

Dear Frances,

On April 16, 2025, a visit was made to the Town of Lockeport community playground known as the "Seaside Play Park" located at 12 Howe Street. The purpose of the site visit was to examine the pieces of playground equipment located in this play area to determine if any deficiencies were found and to make appropriate recommendations if warranted. Equipment was examined and surveyed to determine if it met the requirements of CSA-Z614:20 "Children's playspaces and equipment". All equipment is located within a 1.7m (65") chain link fenced area that has a set of entrance gates that are kept locked when required.

Some general observations made at time of survey regarding entire playground area include:

- (a) There is no protective surfacing material located beneath any equipment located within the play area (rec. made).
- (b) Details on any formal inspection program for playground equipment was not determined at time of survey (no rec. made). A daily/weekly/monthly/annual inspection program is required for this playground.
- (c) An owner/operator sign has been provided at the main entrance gate that states who is the owner of the equipment and their phone number to contact. A manufacturer's sign/sticker has been not provided for general playground area and equipment stating the age group the equipment is approved for use (rec. made).
- (d) Located on a concrete pad at main entrance gate is a painted metal bicycle rack.
- (e) Due to the estimated age of this equipment and the numerous deficiencies found within including the absence of a large protective surfacing material area along with non-encroachment zones and swings sets attached to composite play structures, it may be fiscally imprudent to conduct the necessary repairs on existing structures.

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**Owner/Operator Sign**



**General Playground View: Front/Right**

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**General Playground View: Rear/Right**



**General Playground View: Rear/Left**

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**Playground Entrance Gate Area**



**Bicycle Rack at Entrance Gate Area**

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**Disconnected Frame Pieces**

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**CHANGES MADE SINCE LAST SURVEY:** This is the first survey at this playground by our organization.

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Located on the playground area are the following pieces of playground equipment:

1. A pressure treated wood functionally linked medium sized structure containing a swing set, wood platform with a roof that contains a double tube half slide, and a doll house with roof. The swing set contains one special needs swing seat. This structure will be known as the "medium sized" play structure.



**Structure View: Left Side**

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**Structure View: Right**



**Doll House Component**

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The following deficiencies were noted with this piece of play equipment:

- (a) The swing set is attached to a functionally linked play structure (rec. made).



**Swing Set Attached to Play Structure**

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(b) A double person swing seat constructed of wood is located on the swing set (rec. made).



**Double Person Wood Swing Seat**

(c) Only 0.3m (1ft) of clearance has been provided from the right side of swing set (rec. made).



**Non-Standard Clearance to the Side of Swing Set**

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(d) The swing set cross beam is considered a designated play surface (rec. made).



**Swing Set Overhead Cross Beam**

(e) A starting platform has not been provided for the half tube slides (rec. made).



**No Starting Platform for the Half Tube Slides**

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(f) A high sloped exit area is located for the half tube slides (rec. made).



**High Sloped Exit Area**

(g) The left side slide bed is cracked at the bottom (rec. made).



**Cracked Slide Bed at Bottom Frame Connection**

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(h) Several 8x8 wood columns on the play structure were noted to be rotted (rec. made).



**Rotted Wood Columns on Structure**

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- (i) The set of stairs on the play structure are not provided with handrails. These stairs are also loose (rec. made).



**No Handrail on the Set of Stairs**

- (j) Nails used to connect building components (rec. made).



**Nails Used to Connect Wood Components**

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(k) There is a loose right grip at right side of top of arched climber (rec. made).



**Head and Neck and Torso Entrapment Hazards**

(l) Dangling swing chains were noted with wood swing seat (rec. made).



**Dangling Swing Chains**

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2. A wood pressure treated constructed doll house with entrance ramp. No unusual features noted.



**Doll House**

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3. A pressure treated wood functionally linked large sized structure containing two swing sets, trapeze with four suspended trapeze grips, spiral slide, six half tube slides, two slide poles, overhead climber, tire climbing ramp containing four tires, nine wood slat roofs, ramps, wood platform with benches, hammock netting, rock climbing ramp, and a bridge. This structure will be known as the "large sized" play structure.



**General View #1 of Large Creative Play Structure**

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**General View #2 of Large Creative Play Structure**



**General View #3 of Large Creative Play Structure**

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**General View #4 of Large Creative Play Structure**



**General View #5 of Large Creative Play Structure**

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**Swing Set on Structure**



**Trapeze**

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**Wood Platform with Benches**



**Spiral Slide**

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**Ramp Areas**



**Elevated Platform Area**

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**Hammock Netting**



**Rock Climbing Ramp**

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**Tire Climbing Ramp**



**Slide Pole**

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**Overhead Climber**

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The following deficiencies were noted with this piece of play equipment:

- (a) Several wood columns are rotted on the play structure (rec. made).



**Rotted Wood Columns**

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(b) A designated play surface is located on several areas of the structure due to 6x6 wood members (rec. made).



**Designated Play Surface on Structure**

(c) There is no protective surfacing material beneath the equipment (rec. made).



**No Protective Surfacing Material**

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(d) Non-standard protective surfacing zone to the rear of the structure (rec. made).



**Non-Standard Protective Surfacing Zone**

(e) Non-standard openings at guardrails were noted at the top of the spiral slide (rec. made).



**Non-Standard Openings on Guardrails at Top of Spiral Slide**

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(f) Spiral slide wood connection member is beginning to detach from the structure at spiral slide area (rec. made).



**Wood Member Beginning to Detach at Spiral Slide Area**

(g) Nails used to fasten wood components together (rec. made).



**Nails Used to Fasten Wood Components**

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(h) A non-standard clearance of only 2.01m (79") is provided to the front of the spiral slide (rec. made).



**Non-Standard Clearance to Structure at Front of the Spiral Slide**

(i) A non-standard platform has been provided for each half tube slide (rec. made).



**Non-Standard Platform for Half Tube Slide**

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(j) A guardrail opening was noted above hammock netting (rec. made).



**Open Guardrail Above Hammock Netting**

(k) Some rotted platform deck boards are located on the structure (rec. made).



**Some Rotted Deck Boards on Structure**

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(l) No column post caps are located on 6x6 upright members (rec. made).



**No Post Caps**

(m) Non-standard exit height of half tube slide (rec. made).



**Non-standard Exit Area on Half Tube Slide**

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(n) There is a set of stairs on the structure with no handrails (rec. made).



**No Handrails on the Set of Stairs**

(o) Non-standard guardrails on platform (rec. made).



**Non-Standard Platform for Half Tube Slide**

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(p) Non-standard guardrails on bridge (rec. made).



**Non-Standard Bridge Guardrails**

(q) Torso entrapment between platforms (rec. made).



**Torso Entrapment Between Platforms**

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- (r) Top of rock-climbing ramp is not flush with adjacent platform surface (rec. made).



**Rock Climbing Ramp Not Flush with Platform Surface**

- (s) One bar on overhead climber is bent (rec. made).



**Bent Bar on Overhead Climber**

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(t) No drain holes in tires on tire climbing ramp on-standard guardrails on bridge (rec. made).



**No Drain Holes in Rubber Tires**

(u) The diameter of slide pole is 63mm (2.5") (rec. made).



**Non-Standard Slide Pole Diameter**

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4. One pressure treated wood creative play structure containing a half tube slide, platform, access ramp, and a platform with roof. This structure is known as the "small" creative play structure.



**"Small" Creative Play Structure**

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The following deficiencies were noted with this piece of play equipment:

- (a) No starting platform on half tube slide (rec. made).



**No Starting Platform for Half Tube Slide**

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(b) A torso entrapment hazard is located on the platform of the structure (rec. made).



**Torso Entrapment Hazard**

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5. A wood constructed play ship is located with an access ramp and a bench.



**Play Ship**

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There are some protruding screws on the play structure (rec. made).



**Protruding Screw on Structure**

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6. One pressure treated wood tire swing.



**Tire Swing**

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Based on observations made at time of survey, we would like to offer the following Recommendations for consideration:

- 2025-01 All play equipment on your playground should have a manufacturer's label attached to the equipment containing the following information:
- (a) Date manufactured.
  - (b) Information on how to contact the manufacturer.
  - (c) Age group information for which the play equipment is approved for.
- 2025-02 To reduce the potential of a personal injury, adequate protective surfacing material such as sand, pea gravel, wood chips, etc. should be provided beneath all play equipment located on the playground to a minimum depth of 300mm (12"). The material should extend a minimum of 1.8m (6ft) beyond all sides of the equipment except for the following: Material provided beneath the swing set should extend a minimum of two times the distance between the seat when occupied by the maximum user to the overhead cross beam at rest, to the front and rear of the swing set.
- 2025-03 To bring swing sets of the property up to standard, all swing sets should be removed from each play structure located on the property. As per Section 15.7.1.2 of CSA Z614-20, "Swings shall not be attached to a composite play structure". Each swing set should be made as an independent structure.
- 2025-04 To bring each wood structure up to standard, all nails used as a fastener between structural elements should be replaced with nuts and bolts. Nails are only permitted to be used for wood decking.
- 2025-05 To bring the "medium sized" play structure up to standard, the following items should be addressed:
- (a) The double wood swing seat should be replaced with a standard rubber swing set.
  - (b) The cracked section of the half tube slide at the bottom of the slide bed should be repaired by a qualified individual.
  - (c) All rotted 8x8 wood columns should be replaced by a qualified individual.
  - (d) A handrail should be provided on each side of the set of stairs.
  - (e) The loose stairs should be repaired.
  - (f) All dangling swing chain noted at wood swing seat area should be removed.

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- 2025-06 A review of all horizontal 4x4, 6x6, or 8x8 wood members on playground equipment located on the property should be conducted. These elevated wood surfaces are considered a designated play surface and have to be considered in playground design and protective surfacing material requirements. As a result, consideration should be given to removing these designated play surfaces by placing a triangular top piece on each of these surfaces with a maximum horizontal plane surface not exceeding 50mm (2").
- 2025-07 To bring each half tube slide on the playground up to standard, the following items should be addressed:
- (a) The top entrance of each half tube slide should be made flush with adjacent platform surface so that the slides meet the requirements of having a starting platform.
  - (b) The exit area of each tube slide should be modified to provide an exit section having a slope between 0deg and -10deg from the horizon. Since the construction of the slide bed cannot be changed, all of the style of these slide beds located on the property should be replaced to a slide bed meeting the requirements of CSA Z614:20.
- 2025-08 To reduce the potential of a head and neck and a torso entrapment hazard, a review of all openings between wood components in both the horizontal and vertical planes on each play structure located on the property should be documented. Any opening ranging from 89mm to 227mm (3.5" to 9") (openings are actually considered with the use of a head and neck or torso probe but these measurements can be used for generalization) should be properly in-filled to remove the hazard. Several of these non-standard openings were noted between guardrail railings, intermediate panels, ramp railings, etc. were noted in various areas on the property that would take a concerted effort to rectify.
- 2025-09 To bring the "large" creative play structure up to standard, the following items should be addressed:
- (a) All rotted 8x8 wood columns on the structure should be replaced.
  - (b) A minimum distance of 1.8m (6ft) should be provided between the structure and adjacent fence areas to provide a standard protective surfacing zone area. This would be difficult to accomplish other than moving the fencing.
  - (c) To reduce the potential of an accidental fall, the guardrails provided at the top of the spiral slide should be altered, modified or replaced to provide barrier style guardrails.
  - (d) The wood member that is beginning to detach from the platform at spiral slide area should be repaired by a qualified individual. There appeared to be large structural movement of this spiral slide on the overall structure.
  - (e) A minimum clearance of 2.4m (94.49") should be provided from the front of the spiral slide to other structural members of the structure. Due to structure layout, the spiral slide component will probably have to be removed from the structure.
  - (f) The open guardrail noted above the hammock netting should be replaced with a standard barrier style guardrail.
  - (g) All rotted deck boards on various platform areas of the structure should be replaced.

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- (h) Due to the presence of a designated play surface, a fence post cap should be provided on each of the 6x6 upright columns.
- (i) A handrail should be provided on each side of the set of stairs.
- (j) All open guardrails noted on the various platforms, bridge, and tire climbing ramp located on the structure should be replaced with barrier style guardrails. Any components of the equipment that are no longer in operation should have no access to this play element and an appropriate restrictive guardrail should be provided over platform opening.
- (k) The top of the rock climbing ramp should be made flush with adjacent platform surface.
- (l) The bent bar on the overhead climber should be replaced.
- (m) To reduce the potential accumulation of water, drain holes should be provided in each tire on tire climbing ramp.
- (n) The slide pole on the structure should be replaced with a pole having a maximum diameter of 50mm (2").

2025-10 To reduce the potential of personal injury, the protruding screw noted on the play ship structure should be removed.

2025-11 To retain the structural integrity of the fence, all disconnected chain link frame perimeter fencing pieces should be repaired by a qualified individual.

Thank you for the opportunity to visit your playground. If we can be of any additional service please feel free to contact our organization.

Sincerely,

Andrew Steeves, P.Eng  
Verisk Precise Services

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