Risk Control Survey



Powell River Regional District

Provided



Risk Management Services Inc. 3999 Henning Dr. Suite 101 Burnaby, BC V5C 6P9 Tel. (604) 609-4146 (800) 655-5661 Fax (604) 688-6986 www.scm-rms.ca



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Surveyed by: Kyle Martin

Reference #: 1957581

1.0 FACILITY GENERAL INFORMATION

LOCAL GOVERNMENT NAME	Powell River Regional District	
LOCATION		
Lasqueti Island Fire Hall, Recycling Depot, L	ong term parking, playground and Arts Centre	
PERSON CONTACTED	Ryan Thoms	
TITLE OF CONTACT	Manager of Emergency Services	
INITIAL INSPECTION DATE	12-DEC-16	
ASSESSMENT TYPE	BOAT LAUNCH CAMPGROUNDS X LANDFILL/TRANSFER SITE PLAYGROUNDS PLAYFIELDS PUBLIC BUILDINGS X PUBLIC WORKS RECREATIONAL CENTRE/COMMUNITY HALLS RECREATIONAL TRAILS SKATEBOARD/BMX/BIKE PARKS SWIMMING POOL/ICE ARENA WATERFRONTS WATER SPRAY PARK WATER SYSTEM	
SUMMARY AND GENERAL DESCRIPTION OF OPERATIONS The Powell River Regional District requested an inspection of a number of areas on Lasqueti Island. The island is located off the coast of Vancouver Island near Parksville, BC. The ferry is passenger only as there are no regular ferries than can carry vehicles. The inspection consisted of a review of the Volunteer Firehall and Recycling Centre located on the same property. The Firehall is a 2-storey building with a couple of vehicles onsite. The Recycling Centre is located next door and consists of a Free Store, made of of donated items, and a large open recycling area where members of the community can drop off into any one of the proper bins onsite. Lastly, the long term parking area, Arts Centre property and playground were reviewed. The long term parking area is for occupants of the island that leave for long stretches of time and require a vehicle when on the island. The parking area is located by the ferry terminal so they can walk to their car and drive home. The Arts Centre is located by the parking lot and terminal and has a playground located next to it. There was no access inside the Arts Centre, but the area around the Centre was reviewed, including the playground.		
RISK EVALUATION		
The following recommendations were made:		
2016-01 - Consider adjusting the access points of the Firehall and Recycling Depot 2016-02 - Close junction box in Firehall 2016-03 - Ladder access at rear of Firehall 2016-04 - Remove chemicals found outside of Firehall 2016-05 - Enclose outhouse at Firehall 2016-06 - Address Housekeeping at the Recycling Depot 2016-07 - Remove nails found at the Free store 2016-08 - Install handrails as needed		

Committed to Service Excellence RMS reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. RMS does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, RMS assumes no responsibility for management and control of these activities. RMS will not be responsible to the Purchase for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.



1.0 FACILITY GENERAL INFORMATION

- 2016-09 Install slip protection as needed
- 2016-10 Address hazards found at the long term parking lot
- 2016-11 Address layout of the long term parking area
- 2016-12 Remove debris/wood from the Arts Centre property
- 2016-13 Close crawl space area at Arts Centre
- 2016-14 Update play equipment at the playground
- 2016-15 Update signage at the playground

2.0 RECOMMENDATIONS

NUMBER OF RECOMMENDATIONS

15



2.1 RECOMMENDATION

	 Hazard Description The Recycling Depot and Firehall are located in close proximity where the traffic for the depot crosses in front of the firehall. Cause and Effect The amount of materials and the location of access to the recycling depot may lead to a conflict with the firehall making it hard for the firehall to respond accordingly. Hazard Location Firehall 	
RECOMMENDATION REFERENCE ID	2016-01	
RECOMMENDATION SUB-TYPE	 SITELINES X DIRECTION OF TRAFFIC DELINEATION PEDESTRIAN PATH OF TRAVEL PUBLIC TRANSIT 	
RECOMMENDATION		
There appeared to be a conflict between the access to the recycling depot and the fire hall. Members of the community have to cross in front of the firehall to access the depot possibly leading to access issues in an emergency. It is recommended that an alternative access route for the recycling depot be provided in order to reduce possible conflict between the firehall and members of the community dropping off items at the recycling depot.		
ADEQUACY OF EXISTING CONTROLS	LOW X MEDIUM	
CONSEQUENCE RATING	□ 1 □ 2 □ 3 □ 4 Ⅹ 5	
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5	
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT 3-5 LOW 5-10 MEDIUM X 10-15 HIGH 15-25 EXTREME	
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED	



2.1 RECOMMENDATION

CODE REFERENCE

Good loss control practice



2.2 RECOMMENDATION

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	 Hazard Description An open junction box was found in the firehall. Cause and Effect Missing cover plates allow dust and other materials to accumulate in the junction boxes and allow unintentional access by the public, which may lead to electric shocks. Hazard Location Firehall
RECOMMENDATION REFERENCE ID	2016-02
RECOMMENDATION SUB-TYPE	LIGHTING X ELECTRICAL OUTLETS MAIN POWER
RECOMMENDATION In order to protect against possible electroc that all damaged junction box covers and ou	ution or the ignition of a fire it is recommended Itlet covers be repaired or replaced.
ADEQUACY OF EXISTING CONTROLS	LOW X MEDIUM HIGH
CONSEQUENCE RATING	□ 1 □ 2 X 3 □ 4 □ 5
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5 4
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	
NFPA 70 "National Electrical Code" Chapter	2

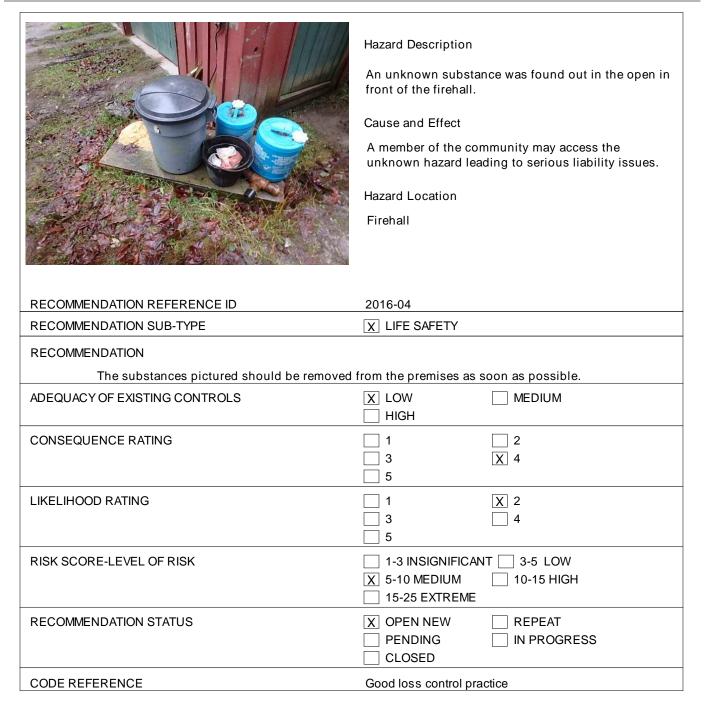


2.3 RECOMMENDATION

	Hazard Description Roof/2nd floor access was noted. Cause and Effect A person may attempt to climb up the ladder leading to possible liability issues. Hazard Location Firehall
RECOMMENDATION REFERENCE ID	2016-03
RECOMMENDATION SUB-TYPE	X LIFE SAFETY
	was not confirmed. The ladder/access did not ad to other liability issues. It is recommended
CONSEQUENCE RATING	□ 1 □ 2 □ 3 X 4 □ 5
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT 3-5 LOW X 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	Good loss control practice



2.4 RECOMMENDATION





2.5 RECOMMENDATION

	Hazard Description There was an open unmaintained outhouse found onsite. Cause and Effect This is creating a sanitary hazard. Hazard Location Firehall
RECOMMENDATION REFERENCE ID	2016-05
RECOMMENDATION SUB-TYPE	X LIFE SAFETY
RECOMMENDATION	
It is recommended that the outhouse either b maintenance program instituted.	e removed, enclosed and a proper
ADEQUACY OF EXISTING CONTROLS	X LOW MEDIUM HIGH
CONSEQUENCE RATING	□ 1 □ 2 X 3 □ 4 □ 5 4
LIKELIHOOD RATING	□ 1 □ 2 X 3 □ 4 □ 5
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	Good loss control practice



2.6 RECOMMENDATION

<image/>	 Hazard Description The premises are overrun with excess recycled items. Cause and Effect The recyclables have not been removed in a long time and the area is being overrun with materials, which has resulted in poor housekeeping and many hazards around the area. Hazard Location Recycling Depot 	
RECOMMENDATION REFERENCE ID	2016-06	
RECOMMENDATION SUB-TYPE	SNOW REMOVAL X HOUSEKEEPING GENERAL STORAGE	
RECOMMENDATION		
The recycling area has been noted to be poorly maintained. The housekeeping is not adequate and the good have not be removed in a timely manner leading to an excess of items onsite. These include sharp metal, broken glass and allurements. The area needs to be cleaned up and reorganized in order to reduce possible future liability issues.		
ADEQUACY OF EXISTING CONTROLS	X LOW MEDIUM HIGH	
CONSEQUENCE RATING	□ 1 □ 2 □ 3 X 4 □ 5	
LIKELIHOOD RATING	□ 1 □ 2 X 3 □ 4 □ 5	
RISK SCORE-LEVEL OF RISK	 ☐ 1-3 INSIGNIFICANT ☐ 3-5 LOW ☐ 5-10 MEDIUM X 10-15 HIGH ☐ 15-25 EXTREME 	
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED	
CODE REFERENCE	Good loss control practice	



2.7 RECOMMENDATION

	Hazard Description Rusted nails were found in the free store area. Cause and Effect A person may injure themselves on the nails. Hazard Location Free store
RECOMMENDATION REFERENCE ID	2016-07
RECOMMENDATION SUB-TYPE	X LIFE SAFETY
RECOMMENDATION It is recommended that the rusted nails be re to determine if more items from the free stor exposure. ADEQUACY OF EXISTING CONTROLS	
CONSEQUENCE RATING	☐ HIGH ☐ 1 X 2 ☐ 3 4 ☐ 5
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT X 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	Good loss control practice



2.8 RECOMMENDATION

	 Hazard Description It was noted that the ramp (Free Store) and the steps (Arts Centre) which provides building access does not have an adequate handrail. Cause and Effect The lack of handrails may result in fall injuries to persons unable to steady themselves as they descend the ramp/stairs. Hazard Location Free store and Arts Centre
RECOMMENDATION REFERENCE ID	2016-08
RECOMMENDATION SUB-TYPE	X SLIP, TRIP AND FALL
RECOMMENDATION	
To reduce the risk of trip and fall accidents, i that all ramps/stairs with more than 3 risers b	njuries and associated liability, we recommend e provided with handrails.
ADEQUACY OF EXISTING CONTROLS	LOW X MEDIUM
CONSEQUENCE RATING	□ 1 X 2 □ 3 □ 4 □ 5
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT X 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	Good loss control practice



2.9 RECOMMENDATION

	Hazard Description The building's exterior stairs lack a slip resistant surface finish. Cause and Effect This creates an unsafe condition and an unnecessary liability hazard. Hazard Location Free Store and Arts Centre
RECOMMENDATION REFERENCE ID	2016-09
RECOMMENDATION SUB-TYPE	X SLIP, TRIP AND FALL
RECOMMENDATION All exterior stairs should be provided with a s resistant strips to prevent slipping and falling ADEQUACY OF EXISTING CONTROLS	
CONSEQUENCE RATING	□ 1 X 2 □ 3 □ 4 □ 5 4
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT X 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	Good loss control practice



2.10 RECOMMENDATION

	Hazard Description There were a number of broken down, rusted old cars in the parking lot. Cause and Effect These cars are creating an serious liability hazard. Hazard Location Long term parking	
RECOMMENDATION REFERENCE ID	2016-10	
RECOMMENDATION SUB-TYPE	X LIFE SAFETY	
RECOMMENDATION It is recommended that any broken down, unfit cars be removed from the parking lot. These include any cars with broken windows, flat or removed tires (some are on blocks) or any		
cars that have been abandoned. These cars if a member of the public comes into contact	may lead to an unnecessary liability exposure t with them.	
ADEQUACY OF EXISTING CONTROLS	X LOW MEDIUM HIGH Image: Second secon	
CONSEQUENCE RATING	□ 1 □ 2	
	□ 3 X 4 □ 5	
LIKELIHOOD RATING	□ 1 □ 2 X 3 □ 4 □ 5	
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT 3-5 LOW 5-10 MEDIUM X 10-15 HIGH 15-25 EXTREME	
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED	
CODE REFERENCE	Good loss control practice	



2.11 RECOMMENDATION

	Hazard Description The long term parking area does not have delineation lines, curb stops, directional arrows, or signage at this location. Cause and Effect Proper signage and markings reduce the possibility of accidental collision between pedestrians, and vehicles located on the property.	
	Hazard Location	
and the second second	Long term parking lot	
RECOMMENDATION REFERENCE ID	2016-11	
RECOMMENDATION SUB-TYPE	 SITELINES DIRECTION OF TRAFFIC DELINEATION PEDESTRIAN PATH OF TRAVEL PUBLIC TRANSIT 	
RECOMMENDATION		
In order to reduce the possibility of accidental collision between pedestrians, vehicles, and structural elements located on the property, it is recommended that proper directional arrows, and curb stops be provided within the parking lot. Such improvements to the property may reduce the possibility of accidents and limit liability exposure. Additionally, it is recommended that adequate signage indicate directionality, responsibility for personal belongings, and a phone number for maintenance issues. Such improvements to the parking lot at this facility may improve vehicular safety in the parking lot of this facility.		
ADEQUACY OF EXISTING CONTROLS	X LOW MEDIUM HIGH	
CONSEQUENCE RATING	□ 1 X 2 □ 3 □ 4 □ 5 4	
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5	
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT X 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME	
RECOMMENDATION STATUS		



2.11 RECOMMENDATION

RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	Good loss control practice

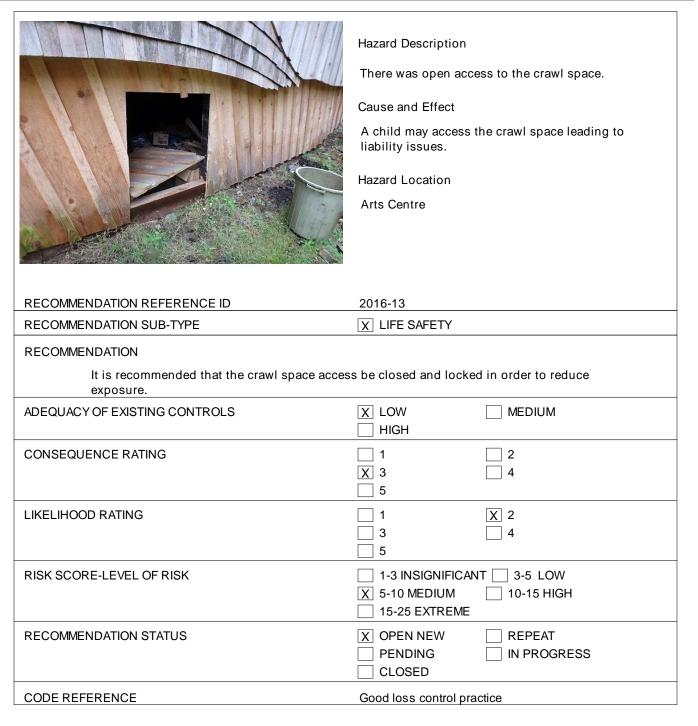


2.12 RECOMMENDATION

	Hazard Description Debris was found piled onsite. Cause and Effect A person may injure themselves on the wood debris. Hazard Location Arts Centre
RECOMMENDATION REFERENCE ID	2016-12
RECOMMENDATION SUB-TYPE	X LIFE SAFETY
RECOMMENDATION It is recommended that the debris be remove in order to reduce possible liability exposure	d or moved to a more secure area or into a bin
ADEQUACY OF EXISTING CONTROLS	LOW X MEDIUM HIGH
CONSEQUENCE RATING	□ 1 □ 2 X 3 □ 4 □ 5
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	Good loss control practice



2.13 RECOMMENDATION





2.14 RECOMMENDATION

	Hazard Description The equipment and set up found onsite was not up to current Playspace standards. Cause and Effect The equipment may fail during use and the ground cover is not sufficient. Hazard Location Playground
RECOMMENDATION REFERENCE ID	2016-14
RECOMMENDATION SUB-TYPE	X PLAYGROUND GENERAL
RECOMMENDATION It is recommended that the playground be inspected and updated or replaced in order to configure to the most recent Playspace specifications. Playground equipment should be installed and maintained in accordance with CSA Standard Z614-07, Children's Playspaces and Equipment. In accordance with this standard, we recommend that all playground equipment be surrounded by a minimum of 6' (1.8 meters) of protective surfacing beyond the "Fall Zone" of all playground equipment. This reduces the risk of children falling onto unprotected surfaces (or the edging around the protective surfaces). ADEQUACY OF EXISTING CONTROLS I.OW X MEDIUM	
CONSEQUENCE RATING	☐ HIGH ☐ 1 X 2 ☐ 3 ☐ 4 5 ☐ 1 X 2
RISK SCORE-LEVEL OF RISK	3 4 5 1-3 INSIGNIFICANT X 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED
CODE REFERENCE	
CAN/CSA Z614-07 "Children's Playspaces and	d Equipment"



2.15 RECOMMENDATION

When the the two two the two	Hazard Description The playground at this location did not have adequate informational signage installed. Cause and Effect Detailed signage may provide important safety and maintenance information for users. Hazard Location Playground
RECOMMENDATION REFERENCE ID	2016-15
RECOMMENDATION SUB-TYPE	X PLAYGROUND GENERAL
equipment should be provided with visible a following: a) Level of supervision provided, intended to, c) Manufacturers name and pho number where maintenance issues can be b case of injury (E.G. 911) f) location of playgr In addition, "use at own risk" should be rem	b) Age group that the equipment playstructure is one number (for new structures), d) A phone rought to attention, and e) A phone number in
ADEQUACY OF EXISTING CONTROLS	LOW X MEDIUM HIGH
CONSEQUENCE RATING	□ 1 X 2 □ 3 □ 4 □ 5
LIKELIHOOD RATING	□ 1 X 2 □ 3 □ 4 □ 5
RISK SCORE-LEVEL OF RISK	1-3 INSIGNIFICANT X 3-5 LOW 5-10 MEDIUM 10-15 HIGH 15-25 EXTREME
RECOMMENDATION STATUS	X OPEN NEW REPEAT PENDING IN PROGRESS CLOSED



2.15 RECOMMENDATION

CODE REFERENCE

CAN/CSA-Z614-07 "Children's Playspaces and Equipment" Chapter 16



3.0 PLAYGROUNDS AND PLAY AREAS

3.1 PLAYGROUND

NAME OF PLAYGROUND	Lasqueti Island
EQUIPMENT	SWINGS SLIDES TEETER-TOTTERS MERRY-GO-ROUNDS CLIMBERS ROCKING EQUIPMENT X COMPOSITE PLAY STRUCTURE
DESCRIBE OTHER EQUIPMENT	Digger
TYPE OF SURFACING AND CONDITION	
Dirt ground, see recommendation 2016-14.	
DISTANCE BETWEEN EQUIPMENT APPEARS ADEQUATE	X YES NO
DESCRIBE GENERAL PLAYGROUND SITE CONDITION	
Average condition, recommendation made r	egarding the equipment type (2016-14).
TYPE OF PLAYGROUND	Public
SUPERVISED	YES X NO NOT APPLICABLE
DESCRIBE SIGNAGE	See recommendation 2016-15.
PLAYGROUND SHARED WITH OTHER FACILITIES	
Located next to the Arts Centre and the Ferr	y Terminal.
DESCRIBE ANY UNSATISFACTORY FEATURES	Signage (2016-15); equipment (2016-14).
REMARKS	None
2 CONTRACT USER AGREEMENT	
CONTRACT USER AGREEMENT IN PLACE	YES NO



Fire Hall



Water restriction signage





Interior



Interior





2nd level



Recycling depot





Recycling depot



Recycling depot





See recommendation 2016-06



See recommendation 2016-06





Signage at Recycling depot



Free store





Free store



Free store signage







Long term parking area





Long term parking area



See recommendation 2016-10





See recommendation 2016-10



See recommendation 2016-10





See recommendation 2016-10



Arts Centre





See recommendation 2016-09



Arts Centre





See recommendation 2016-08



See recommendation 2016-12





Playground



See recommendation 2016-14



