

6951 Westminster Highway, Richmond, BC  
 Mailing Address: PO Box 5350 Stn Terminal, Vancouver BC, V6B 5L5  
 Telephone 604 276-3100 Toll Free 1-888-621-7233 Fax 604 276-3247

The *Workers Compensation Act* requires that the employer must post a copy of this report in a conspicuous place at or near the workplace inspected for at least seven days, or until compliance has been achieved, whichever is the longer period. A copy of this report must also be given to the joint committee or worker health and safety representative, as applicable.

A revised version of the *Workers Compensation Act* took effect on April 6, 2020. The B.C. government's revisions aim to make the Act easier to read and understand, and to reorganize the numbering to make laws easier to find. The revisions make no changes to B.C.'s laws concerning workers' compensation, occupational health and safety, and employers' assessment premiums. Please be aware there may be a transitional period where correspondence from WorkSafeBC may include references to either the previous Act or the revised Act. For more information, visit [www.worksafebc.com/WCA2019](http://www.worksafebc.com/WCA2019) or call the Prevention Information Line at 604.276.3100, or toll free within BC at 1.888.621.7233 (SAFE).

### Inspection Report #202317748019A

Employer Name	Jobsite Inspected	Scope of Inspection
THE UNIVERSITY OF BRITISH COLUMBIA	Marine Drive Residence - 2205 Lower Mall Vancouver BC	Indoor Air Quality

Date of Initiating Inspection	Date of This Inspection	Delivery Date of This Report	Delivery Method
Mar 10, 2023	Mar 10, 2023	Mar 11, 2023	Email

**THERE ARE ZERO (0) ORDERS OR OTHER ITEMS OUTSTANDING**

**ACTION MAY STILL BE NECESSARY TO ENSURE COMPLIANCE  
PLEASE READ FULL REPORT**

## INSPECTION NOTES

On Friday March 10, 2023, OHO Jonathan Truefitt (this officer) conducted an inspection of this workplace pertaining to matters of compliance with the Occupational Health and Safety Regulation (the Regulation) and the *Workers Compensation Act* (the Act). The scope of the inspection was limited to a discussion on indoor air quality.

### **A) RISK MANAGEMENT BASICS**

The following information is provided to the employer as a resource.

#### **Background - The Basics of Risk Management:**

1) IDENTIFY and ASSESS workplace hazards and risks (A “hazard” is anything with the potential to cause an injury to a worker and a “risk” is the chance of injury when an individual is exposed to a hazard.)

- This can be done by asking workers/supervisors what specific job-related safety concerns they have, collecting and reviewing information such as manufacturer instructions or previous incident investigation documents, and inspecting the workplace with a focus on observing job function tasks/processes.
- Once the hazards are identified, assess the risks that these may pose to ensure the best solutions are implemented in the right places. Asking workers/supervisors for their ideas on barriers and controls is important and valuable.

2) CONTROL the risks by following the hierarchy of controls (elimination, substitution, engineering controls, administrative controls, and personal protective equipment) while ensuring compliance with regulatory requirements.

- This approach helps guide decisions on how to eliminate or reduce risks and ranks risk controls from the highest level of protection and reliability to the lowest.

3) COMMUNICATE

- Through orientation, training, work procedures and signage workers are made aware of current workplace hazards and how these are controlled and managed, as well as how to report potential new hazards and risks. See References section OHS3.3.

4) MONITOR

- Continue to monitor the effectiveness of current risk controls and identify new or changing hazards and risks through supervision, inspections, and incident investigations. See References section OHS3.5 and WCA69(1).

#### **Worker Engagement:**

- Ensure there is worker representation throughout the risk management process by involving those from the joint health and safety committee or safety representatives. Workers are often best positioned to identify health and safety concerns such as emerging workplace hazards and unsafe conditions as well as provide insights into how they can be controlled, and this can inform the risk management approach on how to move forward. See References section WCA31, OHS3.26(1) and OHS3.26(2).

### **B) INDOOR AIR QUALITY**

A discussion was held with employer and worker representatives regarding indoor air quality at this workplace, in particular in regards to The Point restaurant and dining area.

For reference:

Section 4.79(1) of the Regulation states the following:

*The employer must ensure that the indoor air quality is investigated when*

*(a) complaints are reported,*

*(b) occupancy in the space changes substantially, or*

*(c) renovations involving significant changes to the ventilation system occur.*

Section 4.80 of the Regulation states the following:

*The employer must ensure that temperature and humidity levels within the indoor work environment are maintained within acceptable comfort ranges, as far as is practicable.*

*Note: Refer to the ASHRAE publication Handbook of Fundamentals or to the WorkSafeBC publication Indoor Air Quality for information on acceptable temperature and humidity levels.*

The following was discussed during the inspection:

-An HVAC system controls temperature and humidity in this workplace and that doors and windows are typically required to remain closed to ensure the effective running of the HVAC system.

-Workers can report concerns of indoor air quality, including temperature and humidity concerns, to their supervisor to investigate and determine corrective actions.

-It was reported that there is a joint health and safety committee that represents the workers at this location but that they are not currently aware of any reported concerns relating to indoor air quality. Workers can also report concerns relating to indoor air quality to the joint committee.

## **C) CONTACT**

If there are any questions regarding the items noted in this inspection report, please contact:

Jonathan Truefitt, B.Sc., CIH, ROH - Occupational Hygiene Officer - WorkSafeBC

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Phone: 604.244.6486 Fax: 604.232.1558

For more information on occupational health and safety, visit: [www.worksafebc.com](http://www.worksafebc.com)

## REFERENCES

In addition to any orders, or other items, and the information provided in the Inspection Notes section in this Inspection Report, the officer may discuss other health and safety issues with the employer arising out of the inspection. The information below sets out the health and safety requirements discussed with the employer, and unless otherwise noted, violations of these requirements were not observed.

Reference	Details Discussed
<b>REF0(1)</b> Risk Management Basics	Discussed Risk Management Basics with employer
<b>OHS4.79(1)(a)</b> The employer must ensure that the indoor air quality is investigated when complaints are reported.	Referenced in regards to indoor air quality.
<b>OHS4.79(1)(b)</b> The employer must ensure that the indoor air quality is investigated when occupancy in the space changes substantially.	Referenced in regards to indoor air quality.
<b>OHS4.79(1)(c)</b> The employer must ensure that the indoor air quality is investigated when renovations involving significant changes to the ventilation system occur.	Referenced in regards to indoor air quality.
<b>OHS4.80</b> The employer must ensure that temperature and humidity levels within the indoor work environment are maintained within acceptable comfort ranges, as far as is practicable.	Referenced in regards to indoor air quality.

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Employer #	Mailing Address	Classification Unit #	Operating Location
11284	C/O WCB CLAIMS ADMINISTRATOR HUMAN RESOURCES 6TH FLOOR 6190 AGRONOMY RD VANCOUVER BC V6T 1Z3	765010	160

Lab Samples Taken	Direct Readings	Results Presented	Sampling Inspection(s)
N	N	N	

Workers onsite during Inspection	Notice of Project Number
5	

Inspection Report Delivered To	Employer Representative Present During Inspection	Worker Representative Present During Inspection	Labour Organization & Local
Colin Moore	Colin Moore	Patrick Briones	MMP, CUPE 116

WorkSafeBC Officer Conducting Inspection
Jonathan Truefitt

*Inspection Time	*Travel Time
2.50 hrs	1.00 hrs

\*The time recorded above reflects the inspection time and travel time associated with this inspection report and includes time spent on pre and post-inspection activities. Additional time may be added for subsequent activity.

### Request a Review

**Any employer, worker, owner, supplier, union, or a member of a deceased worker's family directly affected may, within 45 calendar days of the delivery date of this report, in writing, request the Review Division of WorkSafeBC to conduct a review of an order, or the non-issuance of an order, by contacting the Review Division. Employers requiring assistance may contact the Employers' Advisers Office at 1-800-925-2233.**

**To submit a request online, visit <https://www.worksafebc.com/en/review-appeal/submit-request>**

**WorkSafeBC values your feedback. To obtain that feedback, an external market research provider may be contacting you to complete a survey.**

WorkSafeBC's online services provide employers with tools to view information and to complete a variety of transactions with us in an easy, fast, and secure way. Through an online services account, you can view and download your inspection reports and compliance agreements, submit Employer Incident Investigation Reports, view your Health & Safety Planning Tool Kit, and more. Visit [worksafebc.com](https://www.worksafebc.com) to log in or create an account.