



Standard Investigation Report

Incident ID: 136944 (Supervisor Report)

Incident Information

Incident Details, Description and Sequence of Events		
Incident Title: Chemical Spill		
Date: Apr 08, 2025	Time: 4:00 PM	Building: BIO - Biological Sciences Building
Description of Incident Location (please do not include personal information such as names, gender pronouns and medical information): The chemical was spilled on the floor in mechanical room 5000 and made its way through the floor into office 4041 below.		
Accident Type: Spills or Gas Leaks	Injury Type: No Injuries	Serious injury/incident?: No
Describe fully what happened before, during, and after the incident (please do not include personal information such as names, gender pronouns and medical information): The steamfitters were removing the glycol/water mixture from the cooling tower coils on the roof. This mixture is stored in three large containers in the mechanical storage room 5000. During the transfer of this liquid some of mixture spilled on the floor and made it's way through the floor into the office 4041 below.		

Accident Investigation

Task Related Causes	
Procedures Not Followed	
Other task causes: Coil De-Winterizing Process	
Environment Related Causes	
No "Environment" causes	
Equipment Related Causes	
No "Equipment" causes	
Organizational Related Root Causes	
Planning inadequate	

**Human Related Root Causes****No "Human" related causes****Root cause****Incorporating the above factors, determine and describe the root cause of the incident or accident:**

The root cause of this incident is that during the removal of this fluid from the coil to the storage tanks some of the fluid was spilled onto the ground which made its way to the office below through the floor penetrations.

Persons who carried out or participated in the investigation**Employer representative name:**

lee.mccormick@ubc.ca

Job title:

People and Process Manager

Worker Representative Name:

Michael Laing

Job title:

Sheetmetal Worker

Corrective Actions**Corrective Action to prevent recurrence of similar incidents (1)****Corrective Action Identified:**

Steamfitters to review their process for filling coils with glycol for winterizing and de-winterizing.

Assigned to (name):

Mike Kupfer

Job title:

Head Steamfitter

Final Actions Taken:

Process has been reviewed by the manager and the head.

Date to be Completed:

2025-04-30

Date Completed:

2025-05-01

Corrective Action to prevent recurrence of similar incidents (2)**Corrective Action Identified:**

Crew talk the need for workers to clean up any mess or standing water created by the work at hand.

Assigned to (name):

Sean McGregor

Job title:

People and Process Manager

Final Actions Taken:

This was discussed at the Mechanical LST as well as we provided a Worksafe WHMIS video and WPL course link to all members.

Date to be Completed:

2025-04-30

Date Completed:

2025-05-01

**Corrective Action to prevent recurrence of similar incidents (3)****Corrective Action Identified:**

Chemical Storage Pails need to be labelled.

Assigned to (name):

Lee McCormick

Job title:

People and Process Manager

Final Actions Taken:

Chemical Labels with SDS have been attached to the tanks.

Date to be Completed:

2025-05-30

Date Completed:

2025-05-23

Corrective Action to prevent recurrence of similar incidents (4)**Corrective Action Identified:**

Painters to seal the floor around the penetrations to prevent any future spills to make its way to the floor below.

Assigned to (name):

Michael Cunningham

Job title:

Architectural Technical Specialist

Final Actions Taken:

Checked Site and Floor has been resealed.

Date to be Completed:

2025-05-30

Date Completed:

2025-05-23

Corrective Action to prevent recurrence of similar incidents (5)**Corrective Action Identified:**

Portable chemical spill kits have been ordered for each of the mechanical vehicles so they can use them to clean up a spill in the future.

Assigned to (name):

Lee McCormick

Job title:

People and Process Manager, Mechanical Operations.

Final Actions Taken:

Kits have been ordered.

Date to be Completed:

2025-05-30

Date Completed:

2025-05-23

JOHSC/LST Additional Action to prevent recurrence of similar incidents (1)**Item:**

Discuss corrective actions at zoology LST meeting

JOHSC/LST Member Assigned (Name):

Patrick

JOHSC or LST Membership (JOHS Committee or Local Safety Team you are following from):

Zoology LST

Final Actions Taken:

The corrective actions listed above seems reasonable. The LST was wondering who does the building inspection on the roof top? and how often are inspections done so that any left over chemicals, or possible issues can be caught before problems arises.



Date to be Completed: 2025-06-03	Date Completed: 2025-06-03	
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