

PROPERTY & LIABILITY ASSESSMENT AUDIT



October, 2016

PREPARED FOR

COMPTON COMMUNITY COLLEGE DISTRICT

Prepared By

**Iris Davies
Consultant**

KEENAN & ASSOCIATES

2355 Crenshaw Blvd.
Suite 200
Torrance, CA 90501

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The report is based on conditions and operations that existed at the time of the inspection. The information contained in this report does not certify that all locations, unsafe conditions, violations of state, federal or local regulations or laws are in compliance, nor does it conclude that all possible infractions, hazards or hazardous conditions were observed or reported.



October 28, 2016

Ms. Rachelle Sasser
Dean of Human Resources
COMPTON COMMUNITY COLLEGE DISTRICT
1111 E. Artesia Blvd.
Compton, CA 90221

RE: ReLiEF PROPERTY & LIABILITY ASSESSMENT FOLLOW-UP AUDIT

Dear Ms. Sasser:

Enclosed is the report for the SWACC Property & Liability Inspection Follow-up Audit conducted for the District on October 27, 2016. The purpose of this Follow-up Audit is to review the progress made in addressing the priority recommendations listed in the SWACC Property & Liability Inspection conducted on October 29, 2015. The Follow-up Audit was conducted in accordance with the SWACC safety inspection policy.

It has been a pleasure to be of service to the District in the area of Loss Control/Risk Management and to assist you with providing a safe environment for the students and the general public. If you have any questions concerning the report, kindly contact me directly at (310) 212-0363, extension 2643.

Sincerely,

Iris Davies

Iris Davies
Consultant
Loss Control/Risk Management

ID/am

cc: Dr. Keith Curry, Chief Executive Officer, Compton Community College District
Linda Owens, Director of Facilities Planning and Operations, Compton Community College District
Felipe R. Lopez, Chief Business Officer, Compton Community College District
Toni Brady, Keenan & Associates, San Clemente
Greg Trapp, Keenan & Associates, San Clemente

TABLE OF CONTENTS

- I. INTRODUCTION
- II. LIMITATIONS
- III. SITES AND AREAS AUDITED
- IV. IMMEDIATE/HIGH PRIORITY RECOMMENDATIONS AUDITED
- V. ADDITIONAL COMMENTS
- VI. PROPERTY AND LIABILITY LOSS ANALYSIS
- VII. SUMMARY

I. INTRODUCTION

On October 27, 2016, Keenan & Associates conducted a Property & Liability Inspection Follow-up Audit for the Compton Community College District located in Compton, California. The purpose of this Inspection Follow-up Audit is to review all of the priority recommendations listed in the previous SWACC Property & Liability Inspection and to note any progress made in addressing or correcting those priority issues.

Iris Davies, Consultant, conducted the inspection and Angela Mendonca, Project Coordinator, processed the Follow-up Audit.

II. LIMITATIONS

The goal of Keenans inspection services is to (i) assist the client in evaluating its self-audit procedures, (ii) facilitate the identification of conditions which may pose a risk of injury and/or property damage, and (iii) provide recommendations and/or suggestions to help mitigate the risks identified. Keenan does not guarantee that it has identified every potentially hazardous condition existing on the Clients premises. Similarly, it does not promise that following the recommendations contained in this report will eliminate all risk of injury or property damage.

Keenans services are not a substitute for regular, ongoing inspection and maintenance, or any required service that is to be performed by a licensed or certified service professional (e.g., HVAC contractor, electrician, plumber, elevator service personnel, etc.). Please keep in mind that changing circumstances can affect your risk exposures and periodic reassessments of your operational environment are recommended.

III. SITES AND AREAS AUDITED

The following areas were inspected:

- Compton Community College District
COMPTON COMMUNITY COLLEGE
 - | SSC - Library | VT Building - Welding | Weight Room

IV. IMMEDIATE/HIGH PRIORITY RECOMMENDATIONS AUDITED

INITIAL FINDING

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - SSC - Library

Priority: High

Description: Exits and emergency evacuation routes should be kept clear of obstructions at all times in order to ensure safe egress. Exit and emergency evacuation routes shall be no less than 30" wide at any point.



AUDIT FINDING

Status: CLOSED

Close Note: The obstructions were removed.

Close Date: Thu Oct 27 2016

INITIAL FINDING

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - VT Building - Welding

Priority: High

Description: Compressed gas cylinders should always be secured in the upright position with a strong securing device such as a chain, strap or clamp.



AUDIT FINDING

Status: CLOSED

Close Note: All cylinders are secured with chains.

Close Date: Thu Oct 27 2016

INITIAL FINDING

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Weight room

Priority: High

Description: Exits and emergency evacuation routes should be kept clear of obstructions at all times in order to ensure safe egress. Exit and emergency evacuation routes shall be no less than 30" wide at any point.



AUDIT FINDING

Status: OPEN

Action Notes: The obstructions were removed, however four out of the six exit doors were locked and require a key to open. One of these four doors is a double door exit with a push bar that is broken on one door. To ensure safe egress, emergency exit doors need to be accessible from inside. Defective exit doors that require excessive force to open or do not function properly should be repaired immediately.

V. ADDITIONAL COMMENTS

Keenan & Associates would like to thank Linda Owens and all of the individual site personnel for their assistance and cooperation during the site inspections.

VI. PROPERTY & LIABILITY LOSS ANALYSIS

The following is a summary of the District's Property & Liability losses from policy years 2013-2014, 2014-2015, and 2015-2016 - as valued on October 27, 2016.

Since the beginning of policy year 2013-2014, the District has had ten liability claims. Losses include six general liability claims at a total incurred cost of \$76,283.00, three employment liability claims at a total of \$139,000.00, and one auto liability claim at \$116.00. Four of the six general liability claims were due to slip, trip, and falls.

The District has experienced two property-related claims. Both claims have been closed. The most severe claim was damage caused by flooding on the gym floor, weight room, and the athletic offices. This resulted to a total incurred cost of \$107,872.23. The other claim was due to a roof leak that caused water damage to ceiling and wall panels , resulting to a total incurred cost of \$86,493.82.

VII. SUMMARY

In summary, two of the three priority recommendations listed in the Property & Liability Inspection have been addressed by the District. Keenan & Associates would like to congratulate the District on the progress made in addressing the priority recommendations identified in the SWACC Inspection Report.



November 5, 2015

Ms. Rachelle Sasser
Dean, Human Resources
EI CAMINO COLLEGE COMPTON CENTER
1111 E. Artesia Blvd.
Compton, CA 90221

RE: SWACC PROPERTY & LIABILITY INSPECTION

Dear Rachelle:

Enclosed is the report for the SWACC Property & Liability Inspection conducted for the District on October 29, 2015. The inspection was conducted on behalf of SWACC safety inspection policy.

A follow up audit will be conducted some time in October 2016, which will consist of a review of high priority recommendations made during this inspection to determine the status. If Keenan can be of any assistance in this regard, please let me know.

It has been a pleasure to be of service to your District in the area of Loss Control/Risk Management, and to assist you with providing a safe environment for students and the general public. If you have any questions concerning the report, kindly contact me directly at (310) 212-0363, extension 2643.

Sincerely,

Iris Davies

Consultant
Loss Control/Risk Management

Enclosure
IYD/ye

cc: Linda Owens, Compton College
Dr. Keith Curry, Compton College
Toni Brady, Keenan & Associates, San Clemente
Greg Trapp, Keenan & Associates, San Clemente

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The report is based on conditions and operations that existed at the time of the inspection. The information contained in this report does not certify that all locations, unsafe conditions, violations of state, federal or local regulations or laws are in compliance, nor does it conclude that all possible infractions, hazards or hazardous conditions were observed or reported.

SWACC PROPERTY & LIABILITY INSPECTION



October, 2015

PREPARED FOR

COMPTON COMMUNITY COLLEGE DISTRICT

Prepared By

**Iris Davies
Consultant**

KEENAN & ASSOCIATES

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TABLE OF CONTENTS

I.	INTRODUCTION
II.	ACKNOWLEDGEMENTS
III.	LIMITATIONS
IV.	SCOPE OF SERVICES
V.	SITES AND AREAS INSPECTED
VI.	SUMMARY
VII.	LOSS EXPERIENCE REVIEW
VIII.	PROGRAM REVIEW
IX.	RISK TRANSFER PROCEDURES
X.	RECOMMENDATIONS
XI.	IMMEDIATE/HIGH PRIORITY RECOMMENDATIONS
XII.	GENERAL RECOMMENDATIONS
XIII.	SITE SPECIFIC RECOMMENDATIONS

I. INTRODUCTION

On October 29, 2015, Keenan & Associates conducted a Property & Liability Inspection for the El Camino College Compton Center located in Compton, California. The purpose of the inspection is to assist the District with their Property & Liability Loss Prevention Program. Iris Davies, Consultant, conducted the inspection, and Yolanda Evans, Project Coordinator, processed the report.

II. ACKNOWLEDGMENTS

Keenan & Associates would like to thank Linda Owens and all of the individual site personnel for their assistance and cooperation during the site inspections.

III. LIMITATIONS

A sincere effort was made to conduct a thorough inspection of the schools, associated properties and playgrounds. This effort was directed at identifying unsafe conditions within these properties. The observations are based upon conditions observed at the time of the inspection and were apparent to the inspector.

The information contained in this report does not certify that the schools, District Office, Maintenance facilities, grounds, equipment, material, or operations are in compliance with any federal, state, or local law, rule, or regulation. The information in this report does not conclude that all possible conditions, hazards, or hazardous conditions were observed or reported.

The goal of our inspection was to (i) assist the client in evaluating its self-audit procedures, (ii) facilitate the identification of conditions which may pose a risk of injury and/or property damage, and (iii) provide recommendations and/or suggestions to help mitigate the risks identified. Keenan does not guarantee that it has identified every potentially hazardous condition existing on the Clients premises. Similarly, it does not promise that following the recommendations contained in this report will eliminate all risk of injury or property damage.

Keenans services are not a substitute for regular, ongoing inspection and maintenance, or any required service that is to be performed by a licensed or certified service professional (e.g., HVAC contractor, electrician, plumber, elevator service personnel, etc.). Please keep in mind that changing circumstances can affect your risk exposures and periodic reassessments of your operational environment are recommended.

IV. SCOPE OF SERVICES

The sole purpose of the inspection is to reduce the frequency and severity of property and liability losses at the District by identifying those hazards that could result in those types of losses and by providing recommendations to the District on ways to correct the hazards.

As part of the inspection, the following programs were reviewed:

- Security
- Emergency Preparedness
- Fire Prevention
- Pest Management
- Chemical Safety
- Forklift/Utility Cart Procedures
- Playground Safety
- Property and Liability Self-Inspection Program
- Asbestos Hazard Emergency Response Act
- Injury and Illness Prevention Program

In addition, the following Risk Transfer procedures were discussed:

- Field Trips
- Facilities Use Agreements
- Contractor Agreements

A physical survey of the following areas was conducted:

- Security
- Playground equipment
- Athletic equipment, facilities housing playground, and athletic equipment including:
 - Bleachers
 - Stadiums
 - Athletic fields
 - Swimming/Diving pools
 - Weight rooms
 - Gymnasiums
 - Basketball nets/backboards
 - Hard court areas
 - Ball walls
 - Locker rooms
- Industrial arts, science, home economics classrooms, and equipment including
 - Science labs and storage rooms
 - Art and ceramics rooms
 - Photography rooms
 - Wood shops
 - Metal/welding/machine shops
 - Auto shops
 - Home economics rooms
 - Computer/technology labs
 - Libraries
 - Graphics/print shops
- A representative sampling of general classrooms
- Grounds and common areas including:
 - Sidewalks
 - Walkways
 - Parking lots
 - Turf
 - Multipurpose rooms
 - Cafeterias
 - Theaters

- Maintenance/grounds and transportation facilities
- Electrical and mechanical rooms
- Identify adjacent properties that may pose a hazard

A review of the districts property and liability loss experience was performed.

V. SITES AND AREAS INSPECTED

The following areas were inspected at the sites listed below:

- Compton Community College District
COMPTON COMMUNITY COLLEGE

(A list of specific areas/rooms are available upon request)

VI. SUMMARY

El Camino College Compton Center is located in Compton, California. It was originally constructed in 1950's and classes started in 1953. There are now over 30 buildings and facilities on campus but the utility infrastructure has only been recently undergoing upgrades. Utility infrastructure projects underway include installation of a new 10-inch fire line, sanitary sewer, natural gas and electrical main lines. This also includes a redesign of the sidewalk and interior courtyard. Since the last SWACC inspection, the new central plant was completed and opened in December 2013 and the Student Success Center opened in April 2014. Measure C Facilities Bond was recently approved by voters in November 2014. This measure is expected to provide greater improvements to the campus and facilities.

The program review and recommendation sections of this report have identified general findings noted during the inspection. Many of these issues can be rectified with the District's preventative maintenance regime and regular self-inspections.

VII. LOSS EXPERIENCE REVIEW

The following is a summary of District Property and Liability Losses from the policy years 2012-2013, 2013-2014, and 2014-2015.

Since the beginning of policy year 2012-2013, the El Camino College Compton Center has had seven liability claims resulting in incurred costs. Three of these claims are open. Losses included three employment liability claims at \$96,708.08, one general liability claim due to third party property damage at \$4,833.97, one general liability claim due to bodily injury in a classroom at \$35,000.00, and two general liability claims relating to slip, trips, and falls at \$31,241.86, with the larger claim at \$30,000.00.

The District has experienced three property related claims. All claims have been closed. The most severe claim was damage caused by flooding on the gym floor, weight room and the athletic offices. This resulted to a total incurred cost of \$107,872.23. Other claim causes include a pipe overflow in a mechanical room (\$67,124.38) and a roof leak that caused water damage to ceiling and wall panels (\$86,493.82).

IX. PROGRAM REVIEW

Security

Priority: **EFFECTIVE**

Survey Findings:

The El Camino Police Department is P.O.S.T certified and is staffed by both sworn and non-sworn employees. Non-sworn personnel are mainly police cadets and community service officers who assist with traffic control, campus monitoring, and parking enforcement. The Compton Division currently has ten armed officers. The police department operates 24 hours a day, 7 days a week. Security officers were seen patrolling in marked police vehicles and additional unmanned units were seen parked at other locations serving as a visual deterrent.

Surveillance cameras and emergency blue phones are located all throughout the campus. The most recent cameras were installed about 5 months ago. Most campus buildings have intrusion alarms. The alarm system is monitored by an external party.

Corrective Action:

Consider implementing a District-wide video surveillance policy to ensure the proper use of surveillance cameras.

Emergency Preparedness

Priority: **EFFECTIVE**

Survey Findings:

The District has an Emergency Response Plan in place. The plan is annually reviewed and updated by the Lieutenant Ramund Box and Officer Wendell Haynes and is NIMS and SEMS compliant. The El Compton Center regularly participates in earthquake drills during which the District carries out its evacuation plan.

Corrective Action:

None at this time.

Fire Prevention

Priority: **IN PROGRESS**

Survey Findings:

All the sprinkler systems and fire extinguishers are serviced annually; however, the monthly inspections of the fire extinguishers are not being carried out or at least recorded on the inspection tags. Annual fire extinguisher service inspections are contracted and the M&O staff conducts the monthly inspections. All kitchen hoods are checked on a 6 month basis and all building fire alarms are tested yearly. Dumpsters were not secured to prevent them from being moved near buildings or structures.

Corrective Action:

Monthly fire extinguisher inspections are required by state law to ensure that the units are operational. The District is required to arrange these inspections monthly.

Case studies have shown that dumpsters and garbage bins are a common cause of arson fires. They should be located away from buildings in secured fencing or block walls.

Playground Safety

Priority: IN PROGRESS

Survey Findings:

The Certified Playground Inspection was last conducted by Keenan & Associates in April 2015.

The Maintenance and Operations staff perform inspections of the playgrounds at least annually and are responsible for correcting hazards that are reported. Childcare staff report hazards to the Maintenance Department and a work order is generated.

Corrective Action:

Ensure that the Certified Playground Inspection report is being referred to for corrections and improvements. The District also needs to ensure that the playground supervisors have received playground supervision training and are aware of the age limits for the play structures.

Since playgrounds and their equipment generally are a cause of liability losses, the Child Development Center is encouraged to develop a documented inspection program. Inspections should be conducted with a playground inspection checklist.

Chemical Safety

Priority: ABSENT/INEFFECTIVE

Survey Findings:

Through the assistance of Keenan & Associates, the District maintains an inventory of hazardous materials annually and discloses the large quantities to CUPA using the CERS Online Reporting System. The Emergency Response/Contingency Plan and facility site maps have yet to be submitted on CERS.

A written Hazard Communication Plan and Chemical Hygiene Plan (for science labs) were not available for review at the time of the inspection. On a separate note, the District should consider implementing a policy prohibiting employees from bringing chemicals and cleaners from home. Furthermore, the District should draw up a policy explaining the procedures for accepting, or not accepting, chemicals as donations.

Corrective Action:

Submit the Emergency Response/Contingency Plan and facility site maps to CERS. Develop and implement the Hazard Communication Plan, the Chemical Hygiene Plan and a policy prohibiting employees from bringing in chemicals and cleaners from home. Please identify the Districts policy on donations.

Forklift/Utility Cart

Priority: ABSENT/INEFFECTIVE

Survey Findings:

Forklift operators have received their certification. There is a key control program in place. It is a formal process that involves Facilities and Campus Police. No documented utility cart procedures (i.e. Utility Cart Safety Plan) were in place at time of inspection.

Corrective Action:

Conduct and document Utility Cart Operator Training.

AHERA

Priority: **EFFECTIVE**

Survey Findings:

There is an Asbestos O&M Plan that is managed by Linda Owens. All asbestos remedial works are undertaken by an external vendor. Sampling, monitoring and abatement reports are maintained by the Facilities Department.

Corrective Action:

None at this time.

Pest Management

Priority: **IN PROGRESS**

Survey Findings:

The District has yet to create a Pest Management Program. There is no certified applicator on staff. All pesticide applications are subcontracted under the agreement with the Facilities Department.

Corrective Action:

None at this time.

Self Inspection

Priority: **ABSENT/INEFFECTIVE**

Survey Findings:

There is no documented Self Inspection/Hazard Identification Program as per the District's IIPP at the time of the inspection. Regular inspections should be undertaken daily, weekly or monthly, depending on the processes or work carried out in the area. These inspections should be accompanied with check lists to assist in recording and maintaining records.

Corrective Action:

Consider developing and implementing a formal self-inspection program with inspection check lists. Ensure that the self-inspection program is consistent with District's Injury and Illness Prevention Plan.

Injury and Illness Prevention Plan

Priority: **EFFECTIVE**

Survey Findings:

The District has a current IIPP in place.

Corrective Action:

None at this time.

IX. RISK TRANSFER PROCEDURES

The District has current risk transfer procedures in place. Keenan risk transfer forms can be located on the P&C Bridge under RiskAdvisor.

X. RECOMMENDATIONS

Recommendations resulting from the inspection are listed under Site Specific or General findings. Site Specific recommendations are those that are specific in nature and pertain only to a particular site. General Recommendations are those that apply to some or all sites or operations throughout the District.

Each recommendation is categorized as either: Immediate, High, Medium or Low. **Immediate** is a hazard that represents a significant life-threatening danger requiring immediate attention. **High** is an exposure that, if not corrected, has the potential to result in a severe property or liability loss in the short term. **Medium** is an exposure that, while having the potential for a loss, would not normally result in a significant or severe loss. **Low** is an exposure that is commonplace throughout the district.

Immediate/High priority items are listed separately below due to the severity of the exposure.

XI. IMMEDIATE/HIGH PRIORITY RECOMMENDATIONS

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - SSC - Library

Priority: High

Description: Exits and emergency evacuation routes should be kept clear of obstructions at all times in order to ensure safe egress. Exit and emergency evacuation routes shall be no less than 30" wide at any point.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - VT Building - Welding

Priority: High

Description: Compressed gas cylinders should always be secured in the upright position with a strong securing device such as a chain, strap or clamp.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Weight room

Priority: High

Description: Exits and emergency evacuation routes should be kept clear of obstructions at all times in order to ensure safe egress. Exit and emergency evacuation routes shall be no less than 30" wide at any point.



XII. GENERAL RECOMMENDATIONS

To reduce the amount of site specific recommendations, we have listed the following general recommendations for the District. Due to the limitations of the inspection (See Section III on page 4), all findings should be further investigated through the District's Self-Inspection program.

Location: Compton Community College District

Priority: Medium

Description: The supply and safe access to proper functioning eyewash and deluge showers are essential to the reduction of the severity of chemical exposure injuries. Therefore, all emergency eyewash stations and deluge showers should be inspected and tested at least monthly to ensure proper operations. All inspection information and results should be documented and kept in a central location for at least one year in accordance with SB 198. Secondly, monthly inspections should detect any showers and/or eye wash stations that are not working properly or may need repairs. Conducting regular maintenance of emergency showers and eye wash stations will prevent the buildup of calcium and minerals around the outlets that would cause further injuries to eyes when using the stations.

Location: Compton Community College District

Priority: Medium

Description: Portable fire extinguishers should be visually inspected monthly. Visual inspections should include the following elements: a) the extinguisher is present and correct mounting hardware is used; b) the pressure gauge indicates a proper charge; c) the nozzle is not obstructed and the hose is in good condition; d) the safety pin is in place; e) access to the extinguisher is not obstructed; and f) the service tag is attached and updated.

XIII. SITE SPECIFIC RECOMMENDATIONS

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - CDC
Parking Lot

Priority: Medium

Description: Dumpsters and trash containers should not be stored within 5 feet of any structure to reduce the risk of fire. Dumpsters and trash containers should be secured in a manner that prevents them from being moved near buildings or structures. Dumpster and trash container lids should be locked during off hours. This will reduce the potential of arson related incidents.

Important note: Dumpsters should never be moved near the perimeter fencing of the Child Development Center. Ensure that dumpsters are secured in an enclosed area away from buildings and fencing.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Football
Stadium

Priority: Medium

Description: Movable soccer goals provide an elevated risk of injury due to struck by or impact injuries. Moveable soccer goals should always be securely anchored or counter-weighted. The District should adhere to recommendations made in the CPSC publication titled "Guidelines for Movable Soccer Goal Safety" to reduce associated hazards.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - J Building

Priority: Medium

Description: Housekeeping should be improved in this area. Aisles and passageways should be kept clear at all times.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - J Building -
Breakroom

Priority: Medium

Description: High wattage appliances need to be plugged directly into an outlet. Attention should also be made on the cord management in this room. For instance, extension cords are not designed for permanent use. The extension cord should be replaced with permanent wiring in accordance with the National Electric Code.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - MS 109/106 - Biology Prep Rooms

Priority: Medium

Description: Ventilation hoods should be regularly inspected to ensure that they function with a minimum average face velocity airflow of 100 linear feet per minute. A current inspection tag should be conspicuously posted on the ventilation hood.

Note: The ventilation hood in MS 109 is broken and needs to be repaired.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - MS 228 Lab Classroom

Priority: Medium

Description: Chemicals should be returned to the designated chemical storage room or area after use. Chemicals should not be stored in classroom labs.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - MS 228 Lab Classroom

Priority: Medium

Description: Chemical spill control kits should be provided and accessible near the mercury thermometer. Employees should be trained on the proper use of chemical spill control kits.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Paint Shop

Priority: Medium

Description: Ladders that are over 6 feet in length should be stored in a vertical position and secured in a manner that prevents tipping.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Power Plant

Priority: Medium

Description: The fire extinguishers in the Power Plant have not been serviced in the past year.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Q Building - Cafeteria/Kitchen

Priority: Medium

Description: The kitchens Ansul fire suppression system should have a tag indicating that the system

has been serviced in the last 6 months.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Q Building - Cafeteria/Kitchen

Priority: Medium

Description: Exits and emergency evacuation routes should be kept clear of obstructions at all times in order to ensure safe egress. Exit and emergency evacuation routes shall be no less than 30" wide at any point.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Q Building - Staff Lounge

Priority: Medium

Description: Electric outlets that are located within 6' of sinks should be connected to a ground fault circuit interrupter (GFCI). Although this room is minimally used, it is still recommended to repair this issue.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - VT Building - All Shops

Priority: Medium

Description: Grinders should be inspected regularly to ensure that tongue guards are attached and adjusted properly, tool rests are attached and adjusted properly, safety shields are attached and adjusted properly and lights are functioning properly. If any equipment is broken or missing the grinder should be taken out of service until it can be repaired.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - VT Building - Auto Technology - Shop

Priority: Medium

Description: 1. Hazardous waste storage containers should display a completed EPA approved hazardous waste label. 2. Containers of hazardous waste should be provided with a proper means of secondary containment. 3. Chemical waste areas should remain secured at all times to prevent unauthorized access by students.



Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - VT Building - Machine Tool Tech

Priority: Medium

Description: Extension cords are not designed for permanent use. The extension cord should be replaced with permanent wiring in accordance with the National Electric Code. Note: Extension cords were being used for several of the equipment in the shop.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - VT Building - Machine Tool Tech

Priority: Medium

Description: Pedestal mounted equipment such as grinders, miter saws and drill presses should be secured to the floor in a manner that prevents tipping. The manufacturer can provide information on acceptable hardware and procedures for properly mounting their equipment.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Weight room

Priority: Medium

Description: A formal exercise equipment inspection and maintenance program should be developed and implemented. The program should include a procedure for documenting and correcting issues that are detected during regular inspections. Records of all inspections and maintenance should be retained for a minimum of five years. Weight lifting equipment that is found to be defective should be removed from service immediately.

Location: Compton Community College District - COMPTON COMMUNITY COLLEGE - Football Stadium - Public Restrooms

Priority: Low

Description: Vandalism and graffiti have been a constant issue in the restrooms. The restrooms should only be made available during practices and sport events and remain locked during after hours.

