

TO: CITY MANAGER

2004 SEPTEMBER 24

FROM: FIRE CHIEF

SUBJECT: 3700 WILLINGDON AVE., BCIT BUILDING NE6

PURPOSE: To provide information on the incident of April 13, 2004 at BCIT in Building NE6

RECOMMENDATIONS:

1. THAT Council receive this report for information.

REPORT


On April 13, 2004 at approximately 14:13 hr, an explosion occurred inside building NE6 at BCIT, 3700 Willingdon Ave., which demolished the structure. The 650 sq. foot building was constructed of concrete block walls with steel "I" beam roof supports, and covered with corrugated metal roof panels. The structure served as a training facility for students, and as a steam boiler plant for several other buildings on site.

The investigation established the following findings:

- the explosion that occurred was due to an over pressure situation within the steam boiler that had a catastrophic effect on the structure.
- the over pressure explosion was NOT the result of a fire within or outside the structure.
- a fire did **NOT** ensue after the over pressure explosion.

Given these facts, further investigation by the Fire Department would exceed the authority to investigate under the Fire Services Act. This incident is concluded, pending any evidence to the contrary.

It should be noted that other agencies, including Workers' Compensation, B.C. Safety Authority, Ministry of Universities Colleges Losses Division and an independent investigation authorized by the Insurance Underwriters are conducting ongoing investigations. Once they have concluded their investigations, we will forward a report of their findings to Council at that time.


J.A. (John) Stewart
Fire Chief

JAS/ph

cc: Councillor Nick Volkow