

Safe Workplace Toolbox

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Regional Safety Manager



The Five Whys

getting to the root of a complex problem



Benefits of the 5 Whys

- It helps to quickly identify the root cause of a problem.
- It helps to differentiate between the contributing factors of a problem and its root cause(s).
- It helps determine the relationship between different root causes of a problem.
- It can be learned quickly and doesn't require statistical analysis to be used.



What You Need to Know!

- Why did it incident/injury happen?
- Why ...?
- Why ...?
- Why ...?
- Why ...?
- What was the root cause?
- What changes, repairs, or training needs to be conducted as a result of this incident, so this doesn't happen again?
- How could this have been prevented?



Example: Compressor Oil Leak

TM falls and suffers an injury in the maintenance building. What is the root cause?

- Why: There was a puddle on the floor
- Why: Oil spilled from a compressor
- Why: The oil leak from the compressor was not detected
- Why: The compressor was not inspected or maintained on a regular basis.
- Why and the root cause: The compressor maintenance wasn't assigned to TM for inspection and maintenance.





ask why over and over...

Ask basic questions and answer each one before moving on to the next why.

Use this method for any adverse occurrence whether it caused injury or not and you'll create a much stronger health and safety management system.



Scenario: A worker is on a ladder cleaning a window when from the ladder slips and he falls, injuring his back.

Why: The ladder wasn't secured.

- The team member was given the proper tools to secure the ladder.
- It must be the TMs fault

Why: The team member was only going to use it for a short time and didn't secure it.

- Experienced worker
- Done it many times before

Why: How did no one notice the team member not using the safety device?

• Manager assumed because of the team member's experience they didn't need supervision.

Why: No periodic checks by supervisor?

• Management didn't think that was part of their job.

Why: Why was there no system in place for defined roles?

• No consideration for traditional monitoring of lone workers.

Root cause: No system to combat this accident, lack of communication within company.

- Team member monitoring plan
- Improved system of communication between all levels of management.





Let's Review Examples



Underground Shock

"McGee v. The City of Alameda"

Construction worker hit an underground energized electrical line while using a drill at a construction site, causing him severe electrical injuries that resulted in third degree burns to over 20 percent of his body, limb amputations and brain damage."



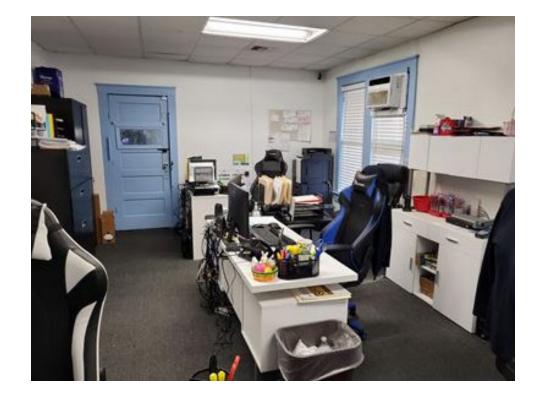
Do You Have The Keys?

An activities coordinator drove a golf cart to the pavilion where a bounce house was located for a kid's activity. There were multiple boxes sitting on the passenger seat of the golf cart with activity supplies. The team member left the golf cart with the keys in the ignition, but the parking brake was on. The boxes fell off the seat, pressing the gas pedal, and running over the kids in line for the bounce house.



Walk the Line

An office coordinator is walking into the office and trips on an extension cord. They end up falling and spraining their wrist. The team member will now be missing work for physical therapy and has restrictions on the work they can perform.





Paying Attention to The Small Stuff



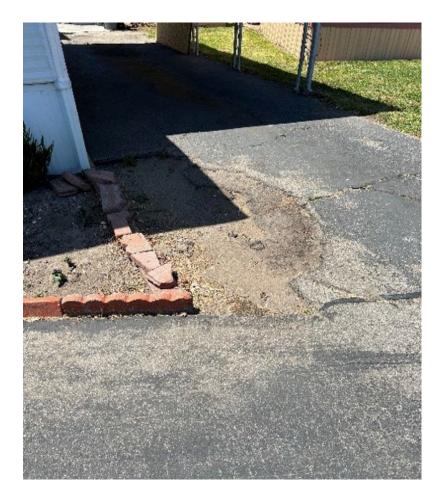
How Many Times Have You Walked Past It?







How Many Times Have You Walked Past It?







Are You Prepared?





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Test every 30 days

COMMUNITY/RESORT:

DATE PURCHASED:

Kings III Phone

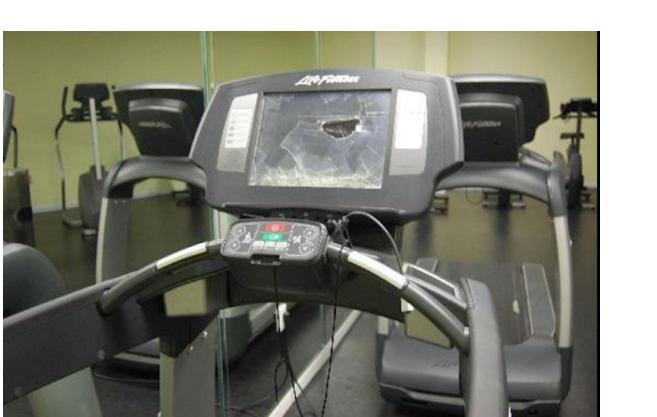


Emergency Phone Test Log

SERVICE PROVIDER:	Kinns III
PHONE:	800-393-5858
FOR REPAIRS:	800-766-2029
WEBSITE:	www.kingsiii.com

			MODEL NO:		
Date	Test OK?	If not, was service call placed?	Scheduled service date	Ticket number	Signature

Fitness Center



FITNESS CENTER INSPECTION REPORT

Property: _____

_____ Month of ______, _____

Fitness Center Location:

Please complete this report by the 15th of each month and keep it in the Community Administrative Binder at the property office. All defective equipment shall be removed from the site, or the defect corrected immediately.

List of Equipment	Person Handling	Defect Noted	Date Defect	Date Defect
	Inspection	(If Any)	Noted	Corrected

Playground Inspection

PLAYGROUND/SPECIAL AMENITY INSPECTION REPORT

Property: _____ Month of _____, ____

Playground/Special Amenity Location:

Please complete this report by the 15th of each month and keep it in the Community Administrative Binder at the property office. All defective equipment shall be removed from the site, or the defect corrected immediately.

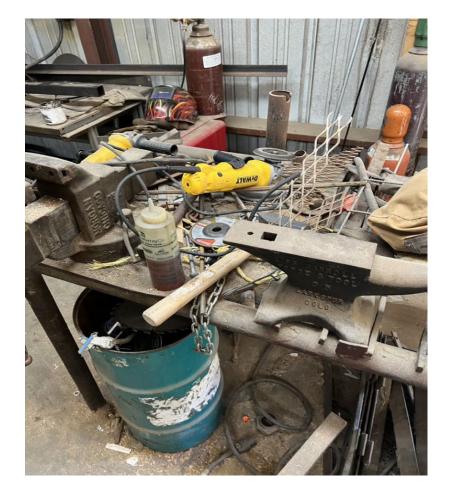
List of Equipment	Person Handling	Defect Noted	Date Defect Noted	Date Defect Corrected
	Inspection	(If Any)	Noted	Corrected

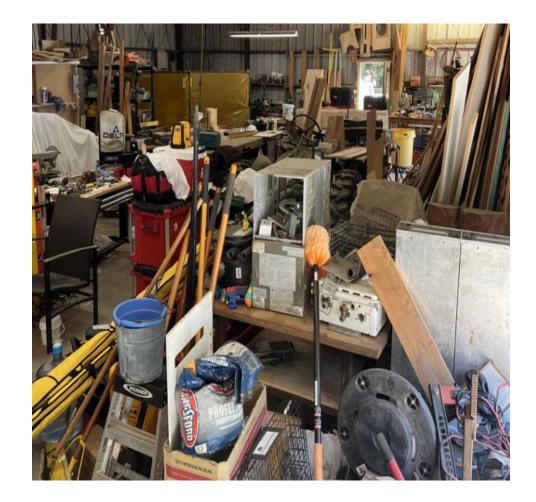






Maintenance Mayhem





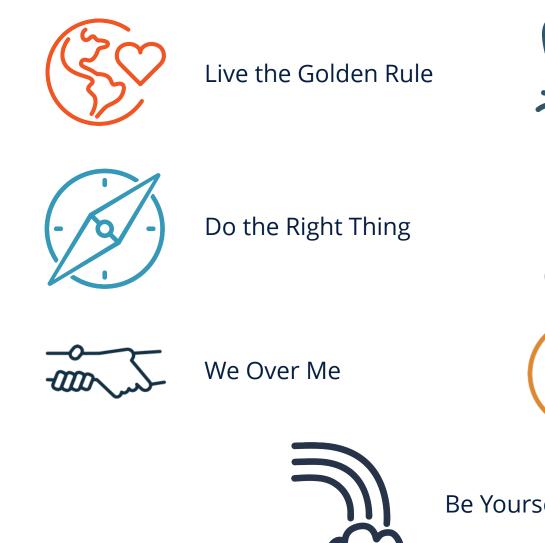


Maintenance Mayhem









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Nothing Changes if Nothing Changes

Mindset is Everything

Keep it Simple

Be Yourself and Thrive

Find The Hazard!

