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Fresh eXpress!

I'm a few months into my role as the Environmental Manager for BOMA and I feel like my feet haven't hit the ground yet! As my position is supported by BC Hydro, my goal is to help BOMA members implement **3 GWh** in electrical energy saving projects by the end of my first year. **These savings would be the equivalent of powering 300 homes in BC for an entire year year!** It's been great to see the enthusiasm of BOMA members for implementing energy conservation projects in their buildings and I've had great successes with the companies I've worked with so far. To date I have accumulated 1.7 GWh worth of projects! Every energy project that I help BOMA members with results in direct support for BOMA BC itself. If you feel that BOMA has played a role in influencing you to move forward with an energy project, please contact [Lorina](#) to ensure that BOMA has all the information required for reporting to BC Hydro. We don't want to! miss out on any kWh!

Got some energy projects you want to get started on? Need information on incentives and aid with applications? Questions about Lorina's role? Call 604-



684-3916 x225 or

[Click here for more information on role of BOMA Environmental Manager](#)

T12 Fluorescent and Incandescent Lamp Phase-outs

Incandescent Lamps

On January 1st, 2011 new legislation took effect that eliminates the sale of 100 watt and 75 watt incandescent general service (screw-in) lamps. Along with the new legislation, BC Hydro announced that their incentive program for replacing the 100W and 75W screw-in bulbs will essentially be eliminated by April 1 2011.

Lorinas Goal:

Save 3,000,000 kWh
(3 GWh)



Current Savings:
1,719,374 kWh (56%)

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Visit the [GBF web page](#) to read the most recent tweets by the BOMA Environmental Manager.



OR [follow us](#) directly on twitter.

Although the incentive may not be available for replacing 100 and 75 W incandescent bulbs, there are many benefits to using more energy efficient lights. [Read the full story...](#)

T12 Fluorescent Lamps

Legislations that target the phase outs of production and sale of both magnetic ballasts and T12 lamps have implications on the incentives that are available from BC Hydro. For T12 lamp upgrades. Starting in Jan. 2009, BC Hydro granted a 5 year bonus period on incentives given for T12 lamp replacements. What this means is that the incentive amount will decrease every fiscal year until 2014. [Read the full story...](#)



BC Building Code: New Plumbing Fixture By-Law

A new legislation will come into effect on October 3, 2011 that will require **High Efficiency Toilets (HET)** and **High Efficiency Urinals (HEU)** to be installed in new residential buildings or when renovations involving plumbing fixtures occur. The adaptation of the code is another step towards BC's goal to increase water efficiency. Toilets and urinals account for 30% to 40% of domestic water use in households, commercial buildings and institutional buildings. Click [here](#) for more information on the new requirements.



Earth Hour

On March 26th, 2011, Earth Hour was celebrated throughout the world. Since its first appearance in 2007, Earth Hour has grown to be a symbol for global sustainability and energy conservation awareness. This year it was carried out by a record of **134 countries** worldwide.

Locally in BC, BC Hydro announced that its citizens and institutions saved a total **117 MWh of electricity** during 8.30pm and 9.30pm, and reduced the electricity load by 1.8% when compared with an average hour. This is the equivalent of 7.8 million 15 Watt fluorescent lamps turned off for an hour! Throughout BC there were many events and activities going on to celebrate Earth Hour, and you might have noticed that even Lion's Gate Bridge was dark for this hour.

Thanks to all the BOMA members who turned out their lights in buildings everywhere. Let's make next year even better! For more information on Earth hour [click here](#).

Zero Waste Challenge



BOMA
Energy Training
for BUILDING OPERATORS

Enabling building operations personnel to understand basic energy principles, and identify energy and implement energy saving measures in their buildings. [For more...](#)

Upcoming Events

[Earth Day](#)

Apr. 22, 2011

[BOMA BC Luncheon & AGM](#)

Apr. 28, 2011

Hyatt Regency Hotel

[BOMA BC Awards of Excellence](#)

May 25, 2011: 11:15 – 2:00 pm

The Fairmont Waterfront

[Lighthouse Market Insights](#)

Existing Buildings: Addressing Performance from the Outside In

May 25, 2011: 8:00 – 10:00 am

[Dollars to \\$ense Workshop: Energy Management Planning](#)

May 3, 2011

Metro Vancouver is taking a leadership role in establishing aggressive waste reduction and diversion goals for the region through their new 'Zero Waste Challenge'. As an overall goal, the Region's diversion rate should be up to 80% by 2020. Such an ambitious goal needs a series of strategic actions and priorities; therefore Metro Vancouver identified 5 key areas to address:

- Organic Materials (40% of materials that are disposed)
- Multi-Family Housing Complexes
- Construction and Demolition Industry
- Businesses and Institutions
- Influence Product Design

If Metro Vancouver is going to reach their ambitious goal, a broad array of institutions and individuals need to take responsibility. For more information on the 'Zero Waste Challenge' take a look at the attached [Strategy Paper](#).

Industry Success Stories

Jawl Properties

Jawl Properties Ltd. is a Property Management Company based in Victoria that owns and manages office, retail and light industrial properties. In the last several years, Jawl Properties made a formal commitment to reduce energy consumption, water consumption and greenhouse gas emissions. They undertook significant environmental retrofits in their office buildings which resulted in a reduction of 3.1 million kWh and 3,200 GJ in 2010. Water consumption was also reduced by a total of 34.2% and an enhanced recycling program has increased diversion rates up to 75%.



Congratulations Jawl Properties Ltd! For more information on what Jawl has done [click here](#).



Concert Properties Embraces BOMA TWM

Concert Properties has taken a leadership role in trying to achieve high waste diversion in their buildings through the BOMA TWM (Total Waste Management) program. Urban Impact discussed the issue with Concert Properties and came up with an innovative approach for waste management for one of Concert's

Sandman Hotel, Vancouver

[Dollars to \\$ense Workshop: Energy Efficiency Financing](#)

May 4, 2011

Sandman Hotel, Vancouver



voice of the commercial
real estate industry

residential properties, Fraser Pointe.

The idea was to develop ideas and formulate plans to increase tenant participation in recycling. With the facilitation of BOMA Account Executive, Steven Caulfield, a program was developed to allow for the recycling of compost, soft plastics, fluorescents, batteries, electronic waste and wood.

Concert's recycling efforts and the execution by Urban Impact showed the industry that contributing to a more sustainable future is easily achievable and can also be cost effective.

For more on Concert Properties Recycling program [click here](#).

Click [here](#) to see a list of the new facilities that have signed on to the BOMA TWM program.



Do you have any success stories or case studies you would like to showcase in upcoming BeX issues? Email Lorina!

BOMA BEST

BOMA BEST Buildings are Better!

2011 marks 8 years since BC originally developed environmental standards for commercial buildings through the BOMA BEST program. Our first 2010 BOMA BEST annual report shows us that BOMA BEST buildings are in fact performing better than non-certified buildings in our province. This proves the effectiveness of the program in facilitating the continuous improvement of building performance and operation. Here are a couple reasons for us to be proud of our local BOMA BEST buildings in BC:

BOMA BEST buildings perform **16% better in energy consumption** than the provincial average

BOMA BEST certified buildings in BC are emitting **22% less carbon dioxide** per square meter

71% of buildings that recertify in the BOMA BEST program increase their level of certification from Level 1 to Level 2-4. In order to increase the level of certification for a building, it must score higher on the BOMA BEST assessment which involves improving energy and water efficiency and overall performance of the building.

To view the first BOMA BEST Annual Report for BC click [here](#).

BC Certified Buildings

Congratulations to the recent BOMA BEST buildings that received their certifications. Thank you for your commitment to sustainability!

[See a list of recently certified buildings](#)

BOMA INSPIRE

BOMA Canada recently introduced a new program and website called 'INSPIRE' - Information Network System for Property Industry Research and Education. INSPIRE acts as a communication platform between all the people involved in real estate, such as property owners, facility management or private companies providing services for the industry. It offers tools, ideas, courses and a forum to all the members to raise questions, issues, look for contacts or just discuss recent events.

BOMA INSPIRE also offers a free course that gives an overview of the BOMA BEST program. It is 30 minutes long and provides you with an introduction to the certification process of BOMA BEST and how this program can benefit your organization.

Sign up [here](#), take a look around and start spreading the word of this opportunity to connect and share information with others from the industry.

e-Energy Corner



BOMA BC's e-Energy training – a success story

BOMA's e-Energy Training offers building operators, building engineers and facility managers a course to successfully identify and implement energy measures in their buildings.

So far, the program has seen 65 graduates throughout BC, and we thought we'd take an opportunity to hear about their experience with the course and how it has helped them in their jobs. Our current interviewee prefers to stay anonymous.

How many projects have you implemented after completing the e-Energy training program?

I've introduced sub-metering to keep track of HVAC operations, installed lighting sensors in washrooms and ultrasonic sensors in low traffic areas. [Read more...](#)

How much energy and/or money have you saved in your building to date?

We've have educated our tenants about saving energy by just turning their computers off after work. With an estimated \$75 saving per computer per year, and a prediction that approximately 300 PC's will participate in the program, savings of over \$20,000 can be achieved by this very simple but effective

measure. [Read more...](#)

Thanks for reading the BOMA Energy eXpress. Stay tuned for the next issue!

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BOMA Energy eXpress is published for the purpose of keeping Association members up-to-date on key matters of interest.
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