



March 21st, 2016

**BUILDING
OWNERS AND
MANAGERS
ASSOCIATION**
British Columbia

Policy, Regulation and Research Division
WorkSafeBC
P.O. Box 5350 Station Terminal
Vancouver, BC V6B 5L5

Re: Section 6.58.1, Substance Specific Requirements, Lead

Suite 556
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Vancouver, BC
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This submission is made on behalf of the Building Owners and Managers of British Columbia (BOMA), through BOMA's Health and Safety Committee, and is in the perspective of building owners and managers.

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We understand the intent of this regulation, however, pertinent sections and definition must be more clearly defined prior to our support on this proposed regulation. Unless these sections are clarified, we generally disagree with the proposed regulatory changes.

Under the definitions section, in section 6.58.1 "lead processes" a variety of work activities and processes, that includes, the handling of lead, manufacturing and other work activities and processes are defined together in this regulation. Throughout the proposed legislation, there is no distinction between work of higher risk activities, such as, manufacturing and processes compared to lower hazards work such as, dry sanding, scraping, grinding, cutting and buffing. BOMA recommends that this should be clarified in the regulations and that a distinction be established similar to asbestos, where different work activities are given a different hazard rating.

Under section 6.59.1 "Risk Assessment" this section addresses that an employer must not permit a worker to engaging in any work activity or lead processes where they may be exposed to lead. Under this section, a building would not know that there is lead based paints other than as a result of a hazardous materials report prior to renovation or demolition. Will building owners and managers be required to ensure that all buildings have a lead paint inventory database to identify lead specific substances prior to?

As well, WorkSafeBC needs to provide a clear definition on what is lead containing and what is not lead containing. Currently, industry has been using values such as 90mg/kg under the Hazardous Products Act. However, this value is not indicated anywhere on the regulation. Does WorkSafeBC have a clear definition on lead containing levels?

Under section 6.61 "Air Monitoring for Lead" it states that if there is a potential for hazardous exposure to airborne lead dust, fumes or mist in a work activity or lead process, air monitoring must be conducted. This definition leaves the air monitoring requirement unclear. What is considered lead containing? We would like clear definitions on the requirements specific to how the asbestos regulations are written.

Under section 6.61.1 "Exception to monitoring requirements" the proposed regulations provide instances of exceptions being allowed. Will these exceptions to monitoring requirement apply to other biological or chemical contaminants as well? If this is allowed for lead, will there be amendments to other biological and chemical contaminants for similar exceptions. Has this section been brought to other qualified individuals to ensure that they are comfortable in signing off to these exceptions?

Thank you for your consideration of our concerns. Please feel free to contact me for further clarification or information. I look forward to continuing to work with you as these and other regulations are further enhanced.

Sincerely,

Benson Lin, CRM, CRSP
Peterson Commercial
Chair, BOMA BC Health and Safety Committee