



BUILDING OWNERS AND MANAGERS ASSOCIATION
British Columbia

Suite 556
409 Granville Street
Vancouver, BC
V6C 1T2

TELEPHONE
(604) 684-3916
FASCIMILE
(604) 684-4876
WEBSITE
www.boma.bc.ca

BOMA BC PROPOSAL

Commercial Buildings Climate Action Plan

Background

BOMA BC is being asked by all levels of government to support efforts to address carbon reduction initiatives and participate in the ambitious goals identified in the provincial Climate Leadership Plan. BOMA has been a leader in helping transform the buildings industry towards energy efficiency and environmental responsibility in a voluntary pragmatic manner. We have in the past worked successfully in partnership with the Province to help promote mutual energy and carbon reduction targets. Now, with new accelerated federally initiated climate action plans, BOMA can play a key role, in partnership with the Province, to address the issues of climate change.

BOMA BC Proposal

BOMA has identified a need to provide direct 'hands-on' assistance to the vulnerable class B and C (older stock) buildings that typically are occupied by small businesses. Through triple net lease agreements it is small business that must absorb the cost of energy use, taxes and maintenance. There is a cost to occupying space in a 'green' building and this cost will increase with new regulations being discussed for achieving climate action goals. The City of Vancouver, for example, has recently introduced energy bylaws applying new requirements to building tenant improvement permits.

BOMA proposes a significant expansion of our current programs and new initiatives to help building managers and operators work with business tenants to achieve climate action benefit for all. Below is a brief description of our five point plan to address climate change in the built environment.



Commercial Buildings Climate Action Five-Point Plan:

- ***Compliance with Building Regulations***
 - Providing direct assistance to commercial buildings to ensure compliance with evolving energy and environmental building codes, regulations and policies in co-operation with municipalities, utilities and governing bodies.
- ***Enhanced Education for Building Operations & Management***
 - Educational seminars and specialized training that focus on the topics of greenhouse gas (GHG) reduction, energy efficiency, and building operation and maintenance best practices.
- ***Business Tenant Engagement***
 - Engage business tenants on emerging conservation strategies and technologies to increase participation in GHG reduction.
- ***Provide Green Building Management Programs***
 - Promote and expand continuous improvement certification programs (e.g. BOMA BEST) focusing on energy, water, waste, hazardous materials and indoor air quality.
- ***Promote Utility Monitoring and Tracking***
 - Advance the use of utility monitoring software to better enable buildings to manage their consumption and track their progress.

BOMA BC Funding Request

BOMA believes we are well positioned to transform the commercial real estate industry, however, with our limited resources we are not in a position to properly address these issues alone. BOMA is requesting support funding from the Province for \$300,000 to \$500,000 per year, for a minimum three years, to further promote these critical programs. This suite of initiatives will help us achieve our shared carbon reduction targets while also ensuring our province remains competitive and affordable for everyone.

BOMA BC (est. 1911) is the premier commercial buildings industry association in BC and represents over 300 million square feet of office, retail, facilities and light industrial space where British Columbians work and businesses thrive.