

**SPECIAL REPORT
TO
BOMA MEMBERS
ON THE WCB INDOOR QUALITY REGULATIONS**

Good News !! ...

The Workers' Compensation Board of British Columbia has now completed an extensive six year review of its Occupational Health & Safety Regulations. The new Regulations will become effective **April 15, 1998**. Copies will be available to the public shortly.

For BOMA members the regulation pertaining to indoor air quality was of immense concern. BOMA is pleased to report that the IAQ regulation, now approved, is both reasonable and responsible and - most important - establishes a standard of practice for air quality in buildings that most prudent building owners and property management firms strive to achieve. The new regulation is good news for the commercial real estate industry. It comes as a result of exhaustive but positive consultations and negotiations with WCB officials, employer representatives and labour representatives.

In the final analysis, the new regulation is a win - win - win result for all stakeholders and more importantly ensures the public (your tenants) continued access to healthy working environments.

The Results...

Some key points are:

- The reference to requiring ventilation systems to meet a stringent and impractical carbon dioxide standard has been eliminated. The new regulation calls for building owners “**to maintain acceptable air quality by establishing an effective preventative maintenance program**”. Carbon dioxide measurement is now only necessary, and under certain circumstances, as part of an investigation into an air quality complaint.
- Direct reference to ASHRAE Standard 1989 for the design, construction and operation of ventilation systems. For buildings built prior to 1989, the inclusion of a “**grandfather**” statement to reference the ASHRAE Standard in place at the time the ventilation system was designed.
- The requirement for duct cleaning is now part of a preventative maintenance program “**necessary only to correct an indoor air quality deficiency**”.
- Clarification of Owner and employer responsibilities.

- Extensive re-wording on all sections to ensure that the regulation is both workable and acceptable to building owners generally.

We've attached both the new approved IAQ regulation along with the proposed working draft for comparison purposes.

The Next Step...

BOMA has had discussions with the WCB on an initiative to jointly develop an interpretation and application manual to accompany the regulations. As well, BOMA will sponsor a series of workshops and seminars, starting this Fall, to assist members in understanding their responsibilities under the new regulation. The WCB has advised that the IAQ regs will be phased in slowly - our commitment is to ensure your fully prepared.

BOMA BC At Work...

Since 1995, when a WCB committee recommended regulation of indoor air quality for buildings, BOMA has lead the drive to ensure the WCB understood and appreciated the concerns of the commercial real estate industry. BOMA made a strong presentation at the Public Hearings. We brought to the debate the latest scientific research information, a comprehensive tenant survey and an engineering impact study which together provided the sound, rational and irrefutable arguments to further the negotiations.

Our strong message was reinforced by the collective action of our members. We took our message to our government leaders, to the WCB President and WCB Board of Governors, to the press and to the general public. We were effective in garnishing broad-based support for our position from many sources. Our success became evident when BOMA was asked to be an equal participant in the final set of employer/employee negotiations.

The Bottom Line...

Had the proposed regulations gone ahead without the changes we advocated, the impact on our industry would have been enormous. An engineering study commissioned by BOMA in 1996 calculated that over **two billion dollars** would have to be spent on HVAC upgrades and retrofits plus **\$100 million dollars per year** for additional energy bills - not to mention the serious damage to our environment from increased energy usage.

***Your cheque is enclosed for dues dollars
invested in BOMA BC***

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