

Introducing...



Environmental Certification for
Commercial Buildings

May 2005



New National Program

- **Go Green is a national program of BOMA Canada**
- Developed *by* the industry *for* the industry
- It's a country-wide initiative that could have a significant impact on the industry's approach to environmental issues
- It's a national program but delivered regionally by BOMA local associations
- Newly launched, it is currently being rolled out across the country

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What is Go Green...

- A voluntary program designed for existing or occupied buildings.
- It is offered by BOMA Canada as a service to all member and non-member commercial building owners.
- The intent of this program to recognize those buildings where environmental best practices have been implemented into the operations.

Why participate

Gives building owners the tools to :

- Reduce buildings' energy consumption and operating costs and improve waste management
- Heighten environmental stewardship
- Improve occupants' safety, health, comfort, and productivity
- Attract new tenants
- Improve buildings' public image as environmentally conscious
- Potentially qualify for government programs and incentives where applicable

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Two Elements

- **Go Green = Best Practices**
 - ❖ Recognition of a building that meets the ten 'best practice' criteria
- **Go Green Comprehensive = Benchmarking**
 - ❖ Is a comprehensive benchmarking audit (based on the Green Globes online performance assessment) measuring energy, indoor health, and environmental performance against the best industry operation and management practices

Best Practices Criteria...

- ❖ Section 1: **Resource Consumption**
- ❖ Section 2: **Waste Reduction & Recycling**
- ❖ Section 3: **Building Materials**
- ❖ Section 4: **Interior Environment**
- ❖ Section 5: **Tenant Awareness**

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Resource Consumption

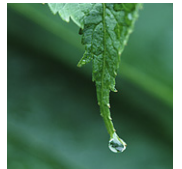
- **Requirement 1: Energy Use**

- An energy audit of the applicant's building must have been performed within the past 3 years
- Building management must have a written plan to address energy issues in the audit



- **Requirement 2: Water Use**

- A water audit of the applicant's building must have been performed within the past 3 years
- Building management must have a written policy that is intended to minimize water use and encourage water conservation



Waste Reduction & Recycling

- **Requirement 3: Construction Waste**

- Building management must have a written policy that is intended to minimize construction waste being sent to landfill



- **Requirement 4: Recycling**

- Building management must have implemented a program that incorporates the recycling of all fibre and consumable products such as office paper, newspaper, cardboard, plastic, cans and bottles, for both tenants and operations at the site



Building Materials

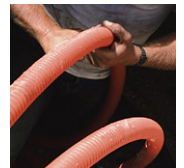
- **Requirement 5: Hazardous Materials**

- Building management must have completed a hazardous building materials survey and maintained an inventory of these materials
- Where hazardous chemicals ('controlled products') are present in the building, a hazardous materials management plan must be in place



- **Requirement 6: Material Selection**

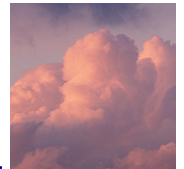
- Building management must have a written policy for the selection of building materials that attempts to reduce any potential negative impact on environment



Building Materials

- **Requirement 7: Ozone Depleting Substances**

- Building management must have a documented plan for identifying and ultimately eliminating the use or storage of ozone depleting substances



Interior Environment

- **Requirement 8: Indoor Air Quality**
 - Building management must have in place a documented means for addressing tenant/occupant concerns regarding indoor air quality
- **Requirement 9: HVAC Maintenance**
 - Building management must have a heating, ventilation and air conditioning (HVAC) preventative maintenance program in place



Tenant Awareness

- **Requirement 10: Communication Program**

- Building management must have in place a well-understood system for communicating with tenants/occupants on environmental issues specific to the building

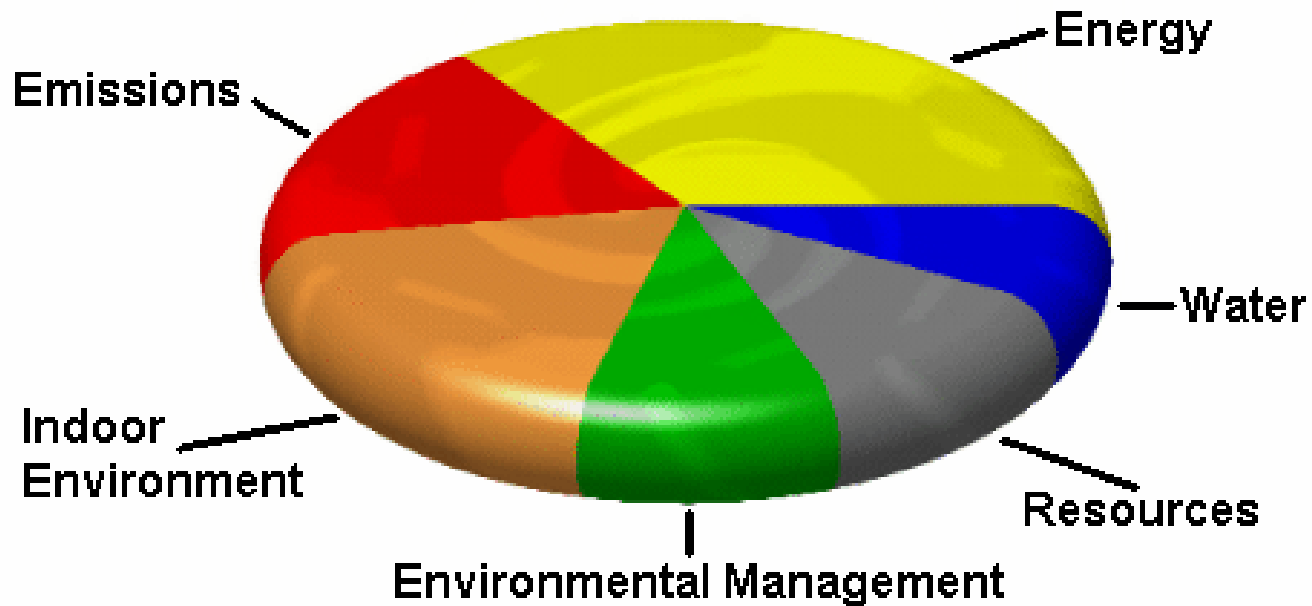


Go Green Comprehensive

- adds a more in-depth benchmarking tool
- based on the Green Globes on-line web tool
- matches the ten requirements of Go Green, and drills further into the detail of each requirement
- on-line application, and data is gathered on the site, to provide the benchmarking component

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Key Areas



Six Criteria...

- Energy
 - ❖ Energy consumption
 - ❖ Energy features
 - ❖ Energy management
 - ❖ Transportation
- Water
 - ❖ Water efficiency



Six Criteria...

- Resources
 - ❖ Waste reduction and recycling
 - ❖ Site
- Emissions, Effluents and Other Impacts
 - ❖ Air emissions
 - ❖ Ozone depletion
 - ❖ Water effluents
 - ❖ Hazardous materials
 - ❖ Hazardous Products, Health & Safety and WHMIS

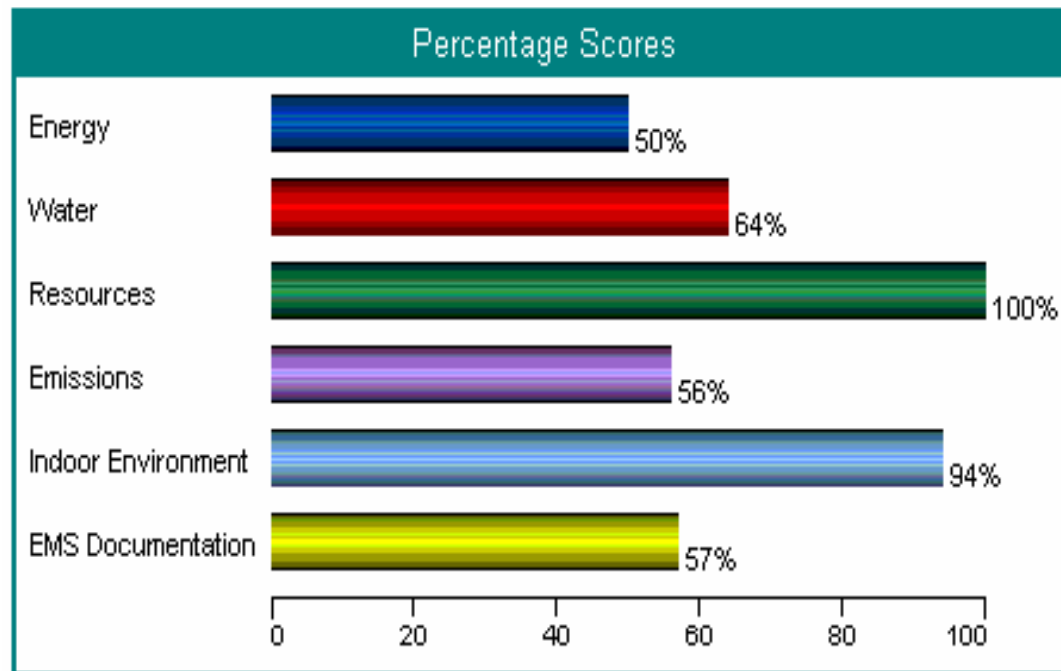


Six Criteria...

- Indoor Environment
 - ❖ Indoor air
 - ❖ Lighting
 - ❖ Noise
- Environmental Management
 - ❖ EMS documentation
 - ❖ Purchasing policy
 - ❖ Emergency response
 - ❖ Tenant awareness



Performance Reports



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Application Process

- ❖ Obtain 'BOMA Go GREEN' package from:
www.bomagogreen.com
- ❖ Complete Application & Declaration Form
- ❖ Assemble documentation evidencing compliance with all 10 requirements
- ❖ Submit fee with application

Verification and Designation

- ❖ The building must satisfy **all** ten requirements outlined in '**Application Guide**'
- ❖ A BOMA appointed verifier will conduct an on-site verification
- ❖ Verifiers report to the local BOMA Board for approval
- ❖ **Go GREEN**' designation granted for 3 year period following approval
- ❖ Must resubmit application and review prior to expiry date
- ❖ '**Go GREEN**' can be displayed at or promoted by approved building subject to guidelines

Comprehensive Process

- The Go Green Comprehensive application process is the same as for Go Green
- Key difference is that the application is on-line, using the web-based assessment tool, via the main Go Green web site: www.bomagogreen.com
- Building's application, as submitted on-line, will be verified on site, as with the Go Green program

Why Go Green

- Rate and benchmark your building's performance
- Save on energy costs
- Evaluate an entire portfolio of buildings and identify the strengths and weaknesses of each building
- Develop action plans
- A marketing and tenant relations tool
- Foster environmental consciousness

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Why Go Green...

Go Green is both an assessment and a guidance tool, and a simple way to capture building performance data.

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www.bomagogreen.com



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