



Indoor Air Review

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COMPLIANCE WITH THE NEW WCB IAQ REGULATION IS NOW MANDATORY THROUGHOUT BRITISH COLUMBIA

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Indoor Environment Specialists Established in 1973

IAQ is one of the most important challenges facing the building industry, and one that can no longer be ignored.

For British Columbia building owners and managers and their tenants, facing this challenge is particularly urgent in light of the new Workers Compensation Board (WCB) Indoor Air Quality Regulation which will be phased in over the next year.



Vancity Centre



888 Dunsmuir Building (Standard Life)

- Requires that indoor air quality investigations be conducted and that documentation be retained.
- Requires the implementation of preventative maintenance practices to avoid indoor air quality complaints.

The regulation provides managers with an opportunity to offer added value service to their tenants by providing a building wide IAQ Management Program. Having such a program in place could save you from the

nightmare of having your building labeled sick and the expense of undertaking the costly emergency IAQ investigations the WCB requires. A carefully planned Program does not have to be expensive to be effective. A cost effective IAQ program should include regularly scheduled air quality monitoring combined with prudent preventative maintenance practices.

SPECIFIC CAUSES IDENTIFIED AS CONTRIBUTING TO INDOOR AIR QUALITY-RELATED PROBLEMS

CAUSE OF PROBLEM		% OF TIMES CAUSE WAS IDENTIFIED
Ventilation Control	• lack of outside air • poor air distribution	36
Thermal Control	• inadequate capacity • operational deficiencies	19
Ventilation Infiltration	• outside air intake location	10
Cross-contamination	• parking garage • print shop • smoking lounge	11
Indoor Sources	• interior furnishings • fibrous insulation	9
Microbial Contamination	• poor maintenance • water leakage	7
Site Infiltration	• adjacent industry • underlying soil	2
Undetermined Cause		6

*Source: Indoor Air Quality Investigations conducted since 1981 by Theodor D. Sterling and Associates Ltd.

The regulation provides the WCB with expanded enforcement authority over indoor air quality issues related to the health and comfort of building tenants throughout the province. The regulation:

- Establishes ventilation rates, temperature and humidity requirements.



The Alliance is the single source for a complete range of Indoor Air Quality Services. They are designed to achieve a balance between cost effective IAQ solutions, and the well being of occupants within all buildings in British Columbia.

The Alliance provides proactive IAQ Services, including education, information gathering, documentation and dissemination covering all legislation, regulation, and industry standards.

For Further Information Call: 1-877-830-6000 or (604) 408-0898