

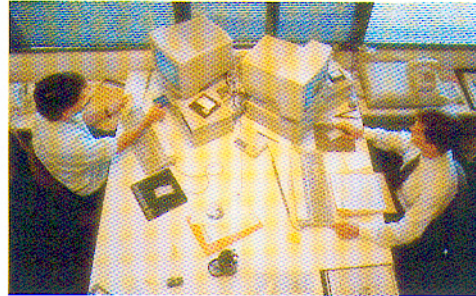


Indoor Air Review

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ENHANCE YOUR TENANTS SATISFACTION BY EFFECTIVE INDOOR AIR QUALITY MANAGEMENT

Your tenants are keenly aware of the potential for indoor air quality to effect not only the health and comfort of their employees but also overall office productivity and personal performance. If your tenant's employees are comfortable with their indoor environments, the prevalence of health complaints is minimized, absenteeism is decreased and the workplace is generally more productive. A study conducted by Theodor D. Sterling and Associates Ltd. of absentee rates experienced by a Vancouver business that moved into a building with indoor air quality problems illustrates the effect that poor indoor air quality can have on a tenant's employees. The business experienced a dramatic increase in staff absentee rates after moving into a building with indoor air quality problems. The high levels of absenteeism experienced by the



Department of Labor determined that 20% to 30% of commercial buildings have indoor air quality problems. The Occupational Safety and Health Administration estimates that a staggering 1.4 million buildings housing 21 million people experience sick building problems. On the other end of the spectrum a National Survey of Workplace Professionals commissioned by the Building Owners and Managers Association indicates that only 6% of office workers ever experience indoor air quality problems. This study was conducted following methods accepted by the U.S. Environmental Protection Agency.

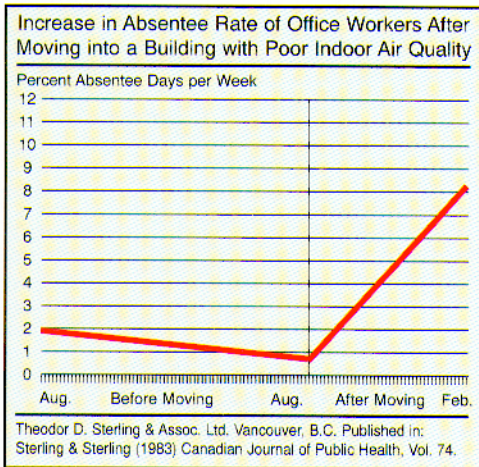
What are the benefits of improved IAQ? A recent study conducted for the U.S. Department of Energy estimates the potential savings due to productivity gains by improving indoor environmental quality in buildings to be as high as 168 billion dollars per year. The most significant savings is 125 billion dollars per year due to increasing office productivity by making HVAC system improvements to commercial buildings that reduce sick building syn-

drome symptoms in the office workplace. Indoor air quality has become one of the most important challenges facing the building industry. For British Columbia building owners and managers and their tenants, responding to the IAQ challenge is now required by the new Workers' Compensation Board (WCB) Indoor Air Quality Regulation.

However compliance with legal and regulatory minimums is no longer enough. Today, in order to satisfy tenants and to avoid costly, time-consuming and potentially litigious complaints and to maintain superior indoor environments, the building owner/manager should implement a program of regularly scheduled Indoor Air Quality Monitoring. Regularly scheduled Indoor Air Quality Monitoring can also reduce the need for remedial services.

The superior comfort conditions provided in high quality properties are perceived by many tenants where the performance of each individual employee is of paramount importance as an essential service worth paying a few dollars more rent for. Your tenants consider that the benefits gained by avoiding indoor air quality problems, to ensure the comfort of all employees and maintain productivity and performance are well worth the small incremental operating expenses required to implement an effective Indoor Air Quality Management Program.

By ELIA M. STERLING, PRESIDENT
THEODOR D. STERLING AND ASSOCIATES LTD
Indoor Environment Specialists Established Since 1973



business in their new office was related to increased health and comfort complaints caused by the generally poor indoor air quality conditions provided in the building.

How significant a problem is IAQ? There are various estimates of the prevalence of indoor air quality problems in commercial buildings and the costs associated with related sick building symptoms. A risk assessment conducted by the U.S.



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 legislation, regulation, and industry standards.

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