

Manage Indoor Air Quality Today to Meet The New WCB Regulations

By Elia M. Sterling

Landmark indoor air quality regulations have been adopted by the Workers Compensation Board (WCB) of British Columbia and take effect April 15, 1998. The regulations provide the WCB with expanded enforcement authority over indoor air quality issues related to health and comfort in non indus-

trial workplaces throughout the province. The indoor air quality regulations:

1. establish ventilation rates, temperature and humidity requirements,
2. require that indoor air quality investigations be conducted and that documentation be retained, and
3. require the implementation of pre-

ventative maintenance practices to avoid indoor air quality complaints.

Compliance with the regulations applies to the owner and operator of the building as well as the individual tenant who is within the jurisdiction of the WCB. The regulations will apply to buildings housing such businesses as offices, retail stores, restaurants, bars, nightclubs and hotels. Indoor air quality is rapidly becoming one of the leading issues facing property managers. With WCB regulations looming it is essential for property managers to develop an implementation plan for an indoor air quality management program that will effectively minimize the potential for indoor air quality complaints. With over twenty years of experience and indoor air quality evaluations of over 100,000,000 square feet of commercial and residential real estate, Sterling Associates Ltd. has the experience to assist property managers with the design and implementation of a cost effective indoor air quality management program that will meet the requirements of the WCB regulations.

Sterling Associates Ltd. has assisted a wide range of property managers and tenants including Vancouver City Savings Credit Union, Cambridge Shopping Centres, Pioneer Property Group, Standard Life Canada and the British Columbia Buildings Corporation to develop and implement pro active indoor air quality management programs.

Our extensive experience has shown that armed with both an indoor air quality management program and an understanding of the underlying causes of indoor air quality problems the prudent property manager is in a position to take appropriate action in anticipation of indoor air quality concerns. Of course, appropriate actions are dependent upon specific building and tenancy characteristics and therefore an effective indoor air quality management program must be tailored to each building.

Call Sterling Associates Ltd. today to discuss planning your program to meet the WCB Indoor Air Quality requirements.

About the author: Elia M. Sterling, MRAIC, MASHRAE, is President of Sterling Associates Ltd.

let's clear the air

Working with you in a *proactive* approach to indoor air quality management, Sterling Associates Ltd. can help prevent problems, find solutions and help you maintain an energy efficient healthy building.

Call us to discuss how the new WCB indoor air quality reporting requirements will effect you.

604-681-2701

Fax: (604) 681-2702

Email: sterling@assist.ca

STERLING ASSOCIATES LTD.

Indoor Environment Specialists. Est. 1973

310-1122 Mainland St. Vancouver B.C. V6B 5L1