

Promising Practices



Property Managers

BOMA BEST helps improve energy efficiency of buildings

In 2005, the Building Owners and Managers Association of Canada (BOMA Canada) created the BOMA BEST (Building Environmental Standards) program as a standardized certification process to measure the energy and environmental performance of office buildings.¹ The program provides the tools to enable building owners to reduce energy consumption and operating costs, as well as improve waste management. Commercial building owners have realized significant financial and environmental benefits through the program.

Building Environmental Standards



"Whether it is seeking to increase energy efficiency, or implement procurement policies for environmentally sustainable products, a growing number of building owners and managers have been integrating sustainability into their business," says BOMA Canada Chairman, Michael Miceli.²

As a third party certifier, BOMA BEST provides a common standard for building environmental assessments across Canada. BOMA BEST certification allows building managers to demonstrate their commitment to the environment and gives tenants the ability to compare buildings based on standardized assessments.

The BOMA Best environmental certification program includes four levels of certification. Each level of certification has its own set of requirements that must be met:

- Level 1: Foundation of good environmental management
- Level 2: Benchmarking performance and clear indication of improvements
- Level 3: Excellent performance in pursuit of environmental awareness
- Level 4: Low energy consumption, low water consumption, high waste diversion and implementation of environmental technology

To apply for certification, one must first have a user ID and submit an application with a fee ranging from \$1,500 (under 100,000 square feet) to \$8,500 for an Office Complex (four or more buildings).³ After fees have been paid the user must answer a questionnaire. For level 1, the BOMA Best Practices questionnaire is required. For levels 2 to 4, the BOMA BEST Assessment questionnaire must be completed.

Once the questionnaires have been submitted, verification is conducted by a BOMA representative. It takes approximately three hours to conduct the assessment, including interviews and a walk through of the building. Within five business days, BOMA shall contact the client and advise if the building will be certified to BOMA BEST and to which level.

Certification is the first step, what to do after is the next. BOMA encourages clients to improve their buildings and portfolios by using their BEST

Practices and BEST Assessment tools. BOMA has many resources for property managers to maximize the opportunity of their certification. Resources include energy efficiency programs provided by the Office of Energy Efficiency of Natural Resources Canada, water conservation programs provided by Canadian Water and Wastewater Association, and waste reduction programs provided by Recycling Council of Ontario.

Public Works and Government Services of Canada adopted BOMA's certification for all of its existing buildings. Provincial government agencies such as Alberta Infrastructure and Ontario Realty Corporation also use BOMA's certification program.

As of May 2011, out of the 1,235 certified buildings, there were 77 in Ottawa; namely, Dow's Lake Court, World Exchange Plaza, Billings Bridge Centre, Bayshore Shopping Centre and the Carlingwood Shopping Centre.⁴

BOMA BEST is a user-friendly program for property managers. By following BOMA BEST's program, property managers can reduce the costs associated with managing, their properties as well as the carbon footprint of their building stock. Applications, frequently-asked questions, and other resources are on BOMA's website.

CONTACT INFORMATION:

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www.community-energy.ca



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References:

¹ Building Owners and Managers Association of Canada. "Backgrounder: Welcome to Boma Best."

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² Miceli M. "2010 BOMA BEST Energy and Environmental Report." Building Owners and Managers Association of Canada.

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³ Building Owners and Managers Association of Canada. "BOMA BEST Application Guide." January 2010.

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⁴ Building Owners and Managers Association of Canada. "Certified Buildings in Canada." Website text.

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