

THE DELEGRAM

A Newsletter For Our Client Condominiums' Board and Committee Members

Issue No. 11

TASK FORCE 2010 - Ambitious Objectives

It was recently announced that the closure of the Keele Valley Landfill site will take place on December 31, 2002, and, consequently, we will be forced, once again, to find new sources for disposing of our garbage. Is there any question that taxpayers will ultimately pay for this additional expense?

In January 2001, in recognition of the waste management crisis we are facing, the Mayor of Toronto and the Works Committee created Task Force 2010, an ambitious program designed to divert from 60 to 100 percent of our household waste to recyclable, reusable material, by the year 2010. And, since the City of Toronto currently provides collection services to nearly 5,000 multi-unit dwellings (about 450,000 units) or almost half of Toronto's residents, the task force realizes that in order to meet their objectives, the challenges put forth by multi-unit residential dwellings must be overcome.

Some of the unique challenges presented in multi-unit buildings are:

- Convenience—it's less convenient to recycle than to dispose of garbage
- Storage—there is a general lack of storage space for recyclables
- Anonymity—it's easier for residents not to be responsible for recycling
- Demographics—there are cultural and language barriers to overcome
- Turnover—there is a higher incidence of turnover of residents in multi-unit dwellings
- Cost—there is a higher cost associated with recycling in multi-unit dwellings than in single family homes

Several pilot projects have been undertaken in multi-unit dwellings to determine the level of recycling that is currently being achieved, and, not surprisingly, the task force found the follow-

ing: a) There is a higher level of resistance when compared to single family homes and, b) the convenience of a single source recycling program (i.e. an automated chute system) increases the amount of material recycled. Therefore, understanding the special needs and challenges facing multi-unit dwellings, the task force is studying better, more convenient and cost-effective programs to encourage greater participation by residents toward the recycling effort. And the task force is looking not only to recycling, but also towards the viability of source separated organics (SSO) or the diversion of organic material for composting.

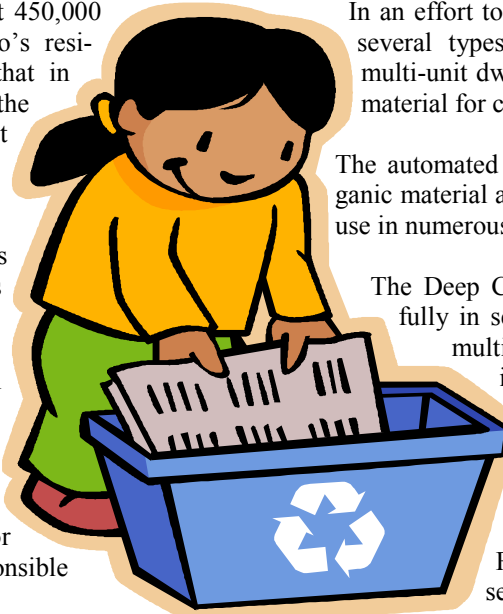
In an effort to meet their goals, the task force is looking into several types of collection systems aimed specifically at multi-unit dwellings, which include the collection of organic material for composting.

The automated chute system, which separates recyclables, organic material and garbage at the push of a button, is already in use in numerous high-rise buildings around the GTA.

The Deep Collection System, already being used successfully in several European cities, is being studied in two multi-unit dwellings. In this system, organic material is stored on site in underground, vertical bins (5 feet below grade) and collected by the municipality either bi-weekly or monthly, depending on the type of container used.

Undoubtedly, the objectives outlined by Task Force 2010 are ambitious, but they are also essential to overcoming our ever increasing waste management problems. And, to that end, it is anticipated that with the collection from multi-unit dwellings of both a higher percentage of recyclables and, soon, organic material, the chances of meeting the objective of 60% diversion of waste, by the year 2006, will be dramatically increased.

For more information on recycling in multi-unit dwellings and Task Force 2010, please call the Waste and Water Information Line at 416-392-4546, send an email to askworks@toronto.ca or visit www.city.toronto.on.ca/recycle.



THERMOGRAPHY ... A Worthy Investment

No electrical system is 100% efficient. Current flowing through an electrical system will generate a small amount of heat because of electrical resistance. With time the components and contact surfaces of the electrical system will begin to deteriorate. With the deterioration comes increased resistance and with resistance, increased heat. This course will continue until eventual failure. Fluctuating and high loads, vibration, metal fatigue, age and specific operational environments such as extreme ambient temperatures, wind, chemicals or dirt in the atmosphere will increase the speed of degradation and the number of faults in electrical systems.

The infrared electrical systems survey is typically conducted on an annual basis as part of a regular preventive maintenance program. The survey allows for inspection of a large amount of equipment in a short time as opposed to the other method of physically inspecting and tightening components. The infrared survey locates faulty items not generally found during a physical inspection. The Infrared Electrical System Survey locates problems before they lead to an unscheduled outage, equipment damage or a fire.

Infrared thermal imaging systems are valuable tools that may be used to pinpoint problem areas and avoid costly shutdowns. The use of thermal imaging does not eliminate the need for a thorough preventive maintenance program. Rather, it serves as a means of identifying critical areas and to locate trouble spots that help to determine maintenance priorities between scheduled shutdowns. Infrared thermal imaging systems operate on the basic principal that all objects above absolute zero (-273 C) radiate infrared energy, the level and wavelength of which are proportional to the temperature of the object. Since infrared energy is

invisible to the naked eye, some means must be provided to transform it to a visual image. Basically, an infrared thermal imaging system consists of a camera that remotely picks up the infrared radiation being transmitted, detectors which transform the radiation to electrical signals, an amplifier to boost the signal to suitable levels, and a monitor to view the visual image.

Increased temperatures accompany most equipment failures; in other words...they get hot. Infrared thermal imaging systems can detect this rise in temperature and can be applied in a wide variety of areas. Since no physical contact is required between objects being scanned and the test equipment, it can be used during normal operation of the facility. This allows the thermographer to pinpoint trouble spots with no interruptions of service.

Increased current flow in electrical equipment due to overloading, insulation breakdown, or high resistance connections, results in increased heat. Thermal imaging systems detect these problems in their early stages, before failure occurs, reducing downtime, risk of fire, and increasing life safety. Using thermal imaging systems as a preventive/predictive tool can minimize downtime. Finding problems before they occur allows time for parts to be ordered and on-hand for scheduled maintenance and repairs.

The risk of electrical fire is reduced using thermal imaging systems. Early detection of hot spots gives the maintenance personnel time to correct the problem, effectively eliminating the chance that it will develop into a fire. Reduction of equipment failure and fire increases life safety. Locating problems before they occur prevents accidents leading to personal injury and property damage.



HYDRO DEREGULATION UPDATE

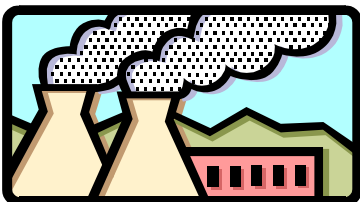
In a press release dated November 11, 2002, Premier Ernie Eves announced that he was introducing legislation which would, if passed, lower and freeze the price consumers will have to pay for electricity. The Legislation would effectively cap the price that residential and small

business users pay for electrical power at 4.3 cents per kilowatt hour, effective December 1st, even if a fixed price contract for a higher amount, has been entered into. Further, all affected parties would receive a rebate equal to the difference between 4.3 cents and what we actually paid, since May 1, 2002.

The Legislation would mandate an independent review of how the "other charges" which appear on hydro bills, are calculated and whether they are reasonable and subject to G.S.T., and also to create a standard, province-wide electric-

ity bill that is more user friendly. Premier Eves has suggested that this price cap should remain in effect until 2006, or at least until there is sufficient supply of electricity, at reasonable prices.

In light of this breaking news, we have been informed that Provident Energy Management will be corresponding with their clients, informing them that the offer of a bulk hydro contract is no longer feasible under the circumstances, and that any corporations that did sign a contract, with Provident are under no further obligation.



INDUSTRY CANADA SPECTRUM REDEPLOYMENT PLAN

By Steve Cummings, Account Executive, Mobile Business Communications Ltd.



Industry Canada is the government agency that regulates the frequencies used in two-way radios, such as the walkie-talkies, base stations and other communication equipment used in condominiums by management, security and building maintenance staff. They issued a policy in October of 1998 that proscribes that the bandwidth used by this equipment be reduced from 25 KHz to 12.5 KHz by January 1, 2004. (The bandwidth could be thought of like the spray coming from a garden hose, and this has to be “tightened” to a narrower spray). This will enable the creation of new frequencies “in between” the old ones. This is a vital necessity as in the densely populated areas such as the GTA, radio congestion is growing at an alarming rate. Not only does this create interference for the likes of building services for condominiums, but emergency and critical services are affected as well.

The radio manufacturers were advised, even before 1998, so

they were able to introduce products that can work with the existing equipment, but also could be re-programmed as needed to conform to this legislation. Much of the equipment purchased over the last few years does conform, and may not need to be replaced. In the larger facilities that use “repeaters” (a piece of equipment that is located centrally that re-broadcasts and amplifies a radio signal to enable a larger coverage area), you should be aware that these units will have to be addressed as well. Some will have to be replaced outright, some will need modifications, and some will just need reprogramming.

Equipment that does not broadcast at the proscribed bandwidth by 2004 will be deemed “non standard”, and the Department could immediately request relocation. This will potentially eliminate the licensee’s protection from non-standard frequency interference, and could result in Industry Canada not renewing a facility’s license. If they continue to broadcast on the frequency, fines could be issued.

It is vital that each facility examine their radio population to see what is needed to comply with Industry Canada’s policies, so that a solution can be included in budgetary planning.

MOULD ... A Growing Concern

Following the recent discovery of mould in the fan coil units of several, older condominium high-rise buildings, there is now a growing concern that the presence of certain types of mould (fungi) contamination in HVAC systems may be more widespread than previously thought.

Although mould develops naturally, certain conditions create an atmosphere of “amplification”, i.e., elevated humidity, fluctuations in temperature, oxygen and organic material. By design, fan coil units are excellent amplifiers and mould spores have been found primarily in the insulating material lining the interior of the fan coil cabinet, and, to a lesser degree, throughout the mechanical components of the fan coil unit itself.

Thus far, the mould found in fan coil units has been tested and identified as the allergenic variety and non-

toxic. Nevertheless, the potential health concerns cannot be ignored. Allergenic mould (transmitted through the air) can be a respiratory irritant resulting in allergic symptoms such as sinusitis, headaches, throat and nasal irritation and asthma. Further, health agencies in Canada and the United States now advise that certain types of allergenic moulds produce similar mycotoxins or toxic type moulds, and further growth should be arrested as quickly as possible in order to mitigate further health concerns.

If you suspect that mould is present in your building, you are well advised to seek professional assistance in order to identify, test and decontaminate the affected areas. Please consult with your Condominium or District Manager regarding this important issue, and for further information please visit www.epa.gov/iaq/molds/intro.html or www.nyc.gov/html/doh/html/ei/mold.html.

DID YOU KNOW?

According to Environment Canada, our hot dry summer was exceptional and some new records were set, based on measurements that have been taken since 1937. Environment Canada is predicting that Toronto could experience in future, 50 days every year with temperatures above 30 degrees C. This is even higher than the 40 experienced this summer and well above the existing average of 15 days.

Of particular concern has been the lack of precipitation. In August, rainfall amounted to 11.6 mm, instead of the normal 84.6 mm, bringing new meaning to the term “Hollywood North”. Furthermore, water costs are expected to escalate con-

tinuously over the next decade.

Given this double whammy, many condominiums are re-evaluating their traditional landscape plantings and practices. Perhaps the planting of “water hogs” such as impatiens, which require continuously moist soil, should be reevaluated. Why not consider plants that tolerate heat and drought and arrive with watering requirement tags which state “Allow to dry out” and “Do not over water!”

Dramatic climatic changes require creative thinking to maintain attractive landscaping while holding the line on costs.



HCFC PHASEOUT—The Next Challenge

Information provided by The Heating, Refrigeration and Air Conditioning Institute of Canada (HRAI)

Most of us are aware that, as per the Montreal Protocol (an international treaty to protect the earth's ozone layer), the production of chlorofluorocarbon (CFC) refrigerants (used in chillers and air-conditioners) was eliminated on December 31, 1995. Consequently, Canada, along with other developed countries, is moving forward with plans to eliminate the use of CFCs entirely, and to dispose of any surplus that remains in the environment. Similarly, hydrochlorofluorocarbons (HCFCs), which replaced CFCs, are also ozone depleting, and as such, under the terms of the Montreal Protocol, they too will be phased out of production over the next 20 years. In fact, by January 1, 2010, 65% of HCFC refrigerants imported into or produced in Canada will be removed from the supply chain.

What does this mean to condominiums using chillers? The challenge is to start preparing for the move from HCFC refrigerants to the alternatives that will be offered in the marketplace. And although the situation is not critical at this point, it is becoming a factor since the typical life cycle of a chiller is from 10 to 30 years. Condominium owners using HCFC equipment or those contemplating the purchase of new chillers, need to become aware of the issues surrounding HCFC refrigerants when planning for future air conditioning needs and addressing the potential costs in their reserve funds.

Following is the HCFC phaseout schedule based on the terms of the Montreal Protocol:

- January 1, 2004 allowable annual amount of HCFCs reduced by 35%



- January 1, 2010 allowable annual amount of HCFCs reduced by 65%
- January 1, 2010 no new R22 equipment manufactured or imported
- January 1, 2015 allowable annual amount of HCFCs reduced by 90%
- January 1, 2020 allowable annual amount of HCFCs reduced by 99.5% except for HCFC-123 which can be used until 2030

There are currently a wide variety of options available to replace HCFC refrigerants and related equipment. The two most widely accepted replacement options are hydrofluorocarbons (HFCs), and ammonia. Neither of these refrigerants depletes the ozone layer, and both have been developed to replace both CFC and HCFC uses.

Chillers use either high or low-pressure refrigerants. Low-pressure chillers have traditionally used CFC-11, while high-pressure chillers use

HCFC-22.

The alternative refrigerant for low-pressure chillers is HCFC-123. There is currently no alternative for HCFC-123, however, as per the phaseout schedule, this refrigerant will be available until 2030.

The refrigerant alternatives for high-pressure chillers are HFCs and/or HFC blends. Some of these can be applied to existing equipment with slight modifications, while others can only be used with new equipment designed specifically for a particular refrigerant.

For more information and resources that will assist condominium homeowners, please visit www.hrai.ca.

Del Property Management publishes the Delegram as a service to our clients. It is distributed periodically, and contains articles considered to be topical and informative.

Some of the "newer" Board and Committee Members might not be aware of just how many resources are available to our clients, away from the "site". Over the years, Del has been able to attract and retain outstanding personnel, whose commitment to excellence is proven on an on-going basis, in such areas as budgeting, legislation, operations, accounting, and so many other "behind the scenes" aspects of our stimulating, challenging profession.

Although our features and articles are meant to be informative and interesting, we point out that the Delegram is not intended to be the final authority on any particular matter. The Board and Committee Members should always be prepared to seek expert opinions in any specific area of interest or concern.

We think that the Delegram addresses a need, and we hope you do too. We welcome your comments and invite you to send them to the Editor, Allan Rosenberg, Operations Manager, by fax at (416) 661-8653 or e-mail to arosenberg@delcondo.com.

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