

TORONTO BUILDING MANAGER'S AND OPERATOR'S ASSOCIATION

MONTHLY NEWSLETTER: JUNE 2006

~ Notice of General Meeting ~

Date: Wednesday June 14 2006

Time: 5:30 P.M.

Presentation Topic: Mr. Roy Paluoja, Program Coordinator of Seneca College will outline the platform of IFTAC to our members and explain the future of the program. IFTAC is the Interprovincial Facility Training Accreditation Council that will allow certified operators Canada-wide recognition among other things. Details of the program are outlined on Page 3 & 4. Our future in the building operations industry may depend on the outcome of this program.

Location: Valley Fields restaurant is located at 1222 Lawrence Avenue East at Curlew East of the Don Valley Parkway. Parking available.

Valley Fields Family Restaurant

416-443-0616

1222 Lawrence Avenue East,
North York, ON M3A 1B9

Map Quest link--

<http://www.mapquest.com/maps/map.adp?searchtype=address&country=US&addtohistory=&searchtab=home&formtype=address&popflag=0&latitude=&longitude=&name=&phone=&level=&cat=&address=1222+Lawrence+ave+east&city=Toronto&state=on&zipcode=>

Cost \$15.00

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TORONTO BUILDING MANAGER'S AND OPERATOR'S ASSOCIATION

PRESIDENT'S MESSAGE:

I would like to take this opportunity to thank all the members who attended the May general meeting. Quite a few ideas were exchanged as we strive toward a consensus on the future direction of the association.

I sense a real commitment on the part of the membership to see our way through this challenging period and I am encouraged by what I see and hear.

As we approach our June Meeting, I would like to remind you all that this is the final meeting for the year. I encourage all members to come out and join us. Vice President Ken Vanderputt and President elect Colin Jones has arranged a presentation that will be of interest to us all.

Thank you,

Yours Truly,
Tris Scott
President

THE DAILY REFERANCE AND BUYERS GUIDE IS AN EXCELLENT SOURCE OF INFORMATION, USEFUL TOOLS, AND MOST OF ALL, LISTINGS OF THOSE WHO SUPPORT THE ASSOCIATION THROUGH ADVERTISING

Please show your support to the contractors and suppliers that advertise by using them.

AFFILIATE ASSOCIATIONS

Detroit Building Superintendents Association	Philadelphia Building Managers & Operators Association	New York Building Managers Association	The Chief Engineers Association of Chicago land
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What is IFTAC

This month's presentation is from Mr. Roy Paluoja, Program Coordinator of Seneca College. Roy will outline the platform of IFTAC to our members and explain the future of the program.

This meeting may impact our industry going forward. The ability to work in high rise buildings may rely on your level of training, by attending this meeting you will hear about the issues that may affect employment and possible acceptance of your training/experience in other provinces.

Many building managers in Ontario require the Seneca Building Environmental Systems (BES) Class I level certificate to work in their building.

The following is from the IFTAC web site

[Seneca College of Applied Arts and Technology](#) has been a Canadian pioneer and leader in promoting energy management training for over 30 years. Seneca College manages the delivery of energy management training services for the Federal Buildings and Energy Innovators Initiatives of the [Office of Energy Efficiency](#) through a network of post-secondary community colleges across the country.

In April 1998, [Seneca College](#), the [Southern Alberta Institute of Technology](#) in Calgary, and [Marguerite Bourgeoys](#) (French Language) School Board in Montréal signed an agreement to implement the Inter-provincial Facility Training Accreditation Council (IFTAC).

The agreement establishes the three partners as the lead organizations with the participation of 25 post-secondary institutions across Canada. IFTAC will accredit successful trainees in building operations and energy management training with specific emphasis on the validated ability of trainees to design and implement an energy savings project. The program began in the fall of 1998. For more information on IFTAC, contact Mary Dawson at the [Energy Training Office](#) of Seneca College at 1-800-572-0712.



1. What is IFTAC?

The Interprovincial Facility Training Accreditation Council (IFTAC)/Conseil d'Accréditation Inter-Provincial de Facilité d'Entraînement (CAIFE) is a partnership of Canadian post-secondary institutions providing Canada-wide academically validated and portable recognition for building operators. For the first time accredited building staff who move from one part of the country to another will carry their recognition with them.

It is allied with the Office of Energy Efficiency of Natural Resources Canada and incorporates an outcome based Energy Management subject in which applicants complete a self-initiated energy savings project in a building. The process supports the goal of lowering greenhouse gas emissions.

It is intended to be the foundation for an international training program to lower greenhouse gas emissions under development with the United Nations Institute for Training and Research (UNITAR).

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2. What is it Based On?

Colleges and providers of adult education reviewed the history of building field involvement and support. They agreed that two programs should be the substantive content of a national accreditation process. These are:

- the newly revised Power Engineering IV program reflecting the content of the Building Operator A program developed by Southern Alberta Institute of Technology(SAIT), and
- the Building Environmental Systems(BES) program developed by Seneca College of Applied Arts and Technology.

3. Who offers this training?

Colleges and providers of adult education offering the substantive content of either program will be able to offer IFTAC/CAIFE recognition to their students. Partner institutions are being confirmed in every Canadian province and will be listed in the near future. For information on the provider near you, contact an IFTAC/CAIFE office.

As well both SAIT and Seneca offer their respective programs through distance learning anywhere in Canada and internationally.

4. Prior Learning Assessment for Other Forms of Training?

Related training offered by other public and private training organizations or workplace experience can be applied to this recognition. Applicants with training that corresponds to either the Building Operator A Program of SAIT or the Building Environmental Systems program should apply to institutions offering one of the two forms of recognized training for credited advance standing recognition within that program. They would then be in a position to apply for IFTAC/CAIFE accreditation.

Applicants with at least ten years experience in the building industry, and with demonstrated participation in an energy savings project, and with related professional training may apply directly to IFTAC/CAIFE for recognition.

5. The Accreditation Structure

(a) Facility Operations IFTAC/CAIFE Accreditation:

Three Pathways are possible

- completion of BES Class I Level (incorporating Entry level, BES Class II, and the Energy Management project subject), or
- completion of the revised Power Engineering IV together with the Energy Management project subject
- Prior Learning Assessment

(b) Facility Supervisor IFTAC/CAIFE Accreditation:

- This level of accreditation is currently being developed and details will be available soon.

6. Transfer of Credits

IFTAC/CAIFE accreditation stands outside the requirements of individual programs and their local post-secondary certification. The process is intended to meet a national standard and conform to a foundation level of recognized training. Although a significant overlap of training exists between the BES and Power Engineering IV programs, they both offer unique content and emphasis.

Completion of either BES or Power Engineering does not therefore provide for corresponding academic recognition in the other program with the exception of individual modules or subjects evaluated on a case by case basis.

7. What do I receive?

Qualified applicants receive a bilingual certificate and wallet-sized card for IFTAC/CAIFE recognition of operators and supervisors. This certificate acknowledges the participating post-secondary institutions. It

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also includes mention on a national Registry of qualified persons, future discounts on training, products, and other services.

8. Data Base Maintenance

The offices of SAIT in Calgary, Alberta and Seneca College in Toronto, Ontario will maintain records of individuals receiving IFTAC/CAIFE recognition. Seneca will provide an office for French language enquiry and action.

9. Recognizing Existing Candidates

Many individuals will already be eligible for this recognition including:

- existing grads of the BES Class I including BES Class II and the Energy Management project subject
- existing grads of SAIT's Building Operator A program (now converted to the revised Power Engineering IV program) together with the Energy Management project subject
- Prior Learning Assessment candidates

10. Applying for IFTAC Recognition

- Eligible candidates or those with general information enquiries in western Canada (Manitoba and west) apply to SAIT. Eligible candidates in eastern Canada (Ontario and east) apply to Seneca.
- Two major offices are maintained - one at SAIT and one at Seneca (through whom responsibility for French language administration will be co-ordinated in alliance with an associated organization)
- Eligible candidates apply to one or the other office depending on residence and in the first two years pay a fee of \$75.

Where to apply?

In Western Canada Apply to:

Southern Alberta Institute of Technology
Arts and Technology
Energy and Natural Resources Department
1301 - 16 Avenue N.W.
Calgary, Alberta
T2M 0L4
Tel: 1-800-661-1268

In Eastern Canada Apply to:

Seneca College of Applied
Energy Training Office
1750 Finch Ave. E.
Toronto, Ontario
M2J 2X5
Tel: 1-800-572-0712

COMMITTEE REPORTS AND ASSOCIATION NEWS

Social

Danie Mandawe is looking for volunteers for the golf committee, meetings will commence in June. Please contact Danie at 416-816-1610 if you are interested.

The 2006 Golf flyer and application form is on our Web site.

Tanya Hill the recipient of the charitable donation from the 2005 Golf tournament is very gratified. The money to the "Tanya Hill in trust for Ray Hill" is earmarked for her three daughter's education fund. Ray's tragic death in an industrial accident on May 25th. 2005 has changed Tanya life forever. Ray was a caring dedicated husband that always had time for his young family. Tanya is a stronger independent mother now and is coping with the situation is a positive way.

Tanya wants to thank all the members for the donation and especially the Golf committee, Danie Mandawe and Agnes Caplan for the hard work running the Tournament.

Interesting Article from Canadian Property Management – April 2006.

New Quality Controls for Refrigeration/Air Conditioning Systems

Equipment Owners Must Ensure Compliance with Certification Requirements

By David Honsberger

Commencing July 1, 2006, Ontario contractors installing, repairing or altering refrigeration and air conditioning piping systems will be required to have a TSSA Certificate of Authorization. This new program establishes minimum quality control requirements that contractors must comply with.

The TSSA- an acronym for Technical Standards and Safety Authority -is a not-for-profit, self-funded "delegated administrative authority" that administers and enforces public safety laws in various sectors under Ontario's *Technical Standards and Safety Act*. The sectors of responsibility are Amusement Devices; Operating Engineers; Ski Lifts; Elevating Devices; Upholstered & Stuffed Articles; Fuels, Boilers & Pressure Vessels; and Mechanic and Technician Certification.

Under TSSA's Boilers and Pressure Vessels (BPV) Safety Program, TSSA regulates all pressure-retaining components manufactured or used in Ontario. Staff inspects pressure equipment during the manufacturing process and again after it has become operational. TSSA also registers the designs of equipment in accordance with recognized codes and standards.

Regulation 220/O1 was enacted in the early 1980's to protect all consumers purchasing installation, repair or alteration services from poor design, materials and workmanship. Today, all consumers expect and look for a CSA Registration on all electrical or electronic apparatus and a UL Underwriter's Laboratory approval on mechanical items. These two symbols - applied for and received by the manufacturer prior to production, distribution and sale - ensure that the equipment being purchased has been manufactured to a recognized standard, and will function safely when used according to the manufacturer's operating instructions.

CONSUMER PROTECTION ON THEIR PREMISES: The protection in Regulation 220/O1 stipulates that all contractors who install, repair or alter built-up (split) systems in the field must possess a TSSA Certificate of Authorization for Boiler & Pressure Vessels, dubbed a "C of A for BPV". Regulation 220/O1 requires a contractor to develop and maintain a Quality Control Manual that ensures that each installation, repair or alteration is designed, installed and tested to approved, recognized standards, uses approved components and fittings, and is installed or fabricated by licensed personnel certified to TSSA approved Brazing Procedures.

Regulation 220/O1 places the identical requirements on owners/users that perform the work in-house. A consumer can be assured that a system that has been installed or altered by a contractor holding a TSSA Certificate of Authorization, and field inspected and approved by a TSSA Inspector, will be safe to operate as installed. Further, the TSSA will assign a registration number to all systems covered by the regulation after July 1, 2006.

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The Regulation currently covers all built-up refrigeration and air conditioning systems in excess of 3 tons (11 kw) capacity and all package equipment over 36 tons (125 kw) capacity.

Discussions are ongoing to review the Regulation as technology has advanced significantly since the early 1980's and, therefore, modifications may be in order to the equipment and systems covered. TSSA is committed to "Putting Public Safety First" and refrigeration and air conditioning equipment are pressured systems or "pressure vessels" with some systems operating well in excess of 400 psi.

Accidents are not common with this equipment, but the potential is real. New refrigerants that have been developed to replace ozone-depleting Freons have elevated the operating pressures of most new systems and, therefore, the risk.

ENSURING COMPLIANCE: Public safety and risk management are paramount in today's society. A serious accident can result in catastrophic costs and litigation.

Consumers, in addition to requiring proof of Municipal licensing, PL and PD insurance, Workers Safety & Insurance Board (WSIB) clearance and appropriate certified trade licenses from their contractor, should require proof of a TSSA Certificate of Authorization for Boiler and Pressure Vessels for Refrigeration and Air Conditioning.

The Ontario Refrigeration and Air Conditioning Contractors Association (ORAC) has been working with TSSA for almost two years, developing a plan to implement a Quality Control program and brazing (welding) Certification Program for its Member Companies. The Regulation proved to be a significant challenge to implement all the requirements to the multiple designs of systems that are installed and repaired in the field by ORAC's contractors.

The Ontario Refrigeration & Air Conditioning Contractors Association is a Not-For-Profit organization incorporated under the laws of the Province of Ontario as a Corporation Without Share Capital. The purpose of the Association is to represent and serve the HVACR contractors in Ontario with programs and services that promote responsible solutions to issues that benefit members, customers and the public.

Additional information on Regulation 220/01 can be obtained by contacting TSSA, www.tssa.org or by contacting David Honsberger, Managing Director of ORAC at (905) 670-0010 or info@orac.ca.