

**City of Saskatoon**  
**HIP Workshop Presentation**

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# 1. Facility Health and Preservation

## What we know

- Pro-active comprehensive facility maintenance program is essential.
- This approach enables bldg owner/managers to extend the useful life of a facility indefinitely. “Sustainability of the built environment”.
- There is little or no capital funding available for new facilities. Extending the useful life of our facilities is essential.
- We have an aging facility inventory and our risks are increasing.

# 1. Facility Health and Preservation

## What we know

- Mould exists in all facilities to some degree.
- Mould can jeopardize the life of a facility.
- Some moulds are harmful/dangerous.
- We have to deal with all indoor environmental issues in a timely & safe manner.
- We need to have a plan to deal with mould.
- Mould clean up can be very costly.
- A significant mould problem can close a facility.

# 1. Facility Health and Preservation

## Knowledge Gaps

- How do we know if all consultants are using the same mould protocol standards? We need to be confident that all consultants are using the same standards.
- We need a lead agency to develop and maintain the mould protocol standards.
- As facility owners/maintenance specialists, not designers/engineers, we need to know where to go to get the information.
- Use today's technology to build "smart systems" into facilities to help detect poor IAQ.

# 1. Facility Health and Preservation

## Knowledge Gaps

- Designer/engineering “culture” has to change to develop better building systems. Consider life cycle costs vs. initial cost.
- Development of new systems, materials, procedures, etc. for ongoing maintenance repairs and replacement, not just new construction. We need alternate solutions.
- How do we know who is qualified to do mould cleanup ?
- Is there a certification program for contractors ?

## 2. Risk Management – OHS, Sick Time – Staff and the Public

### What we know

- The public and our employees have some knowledge of mould... “a little knowledge is dangerous”.
- Staff and public are better informed and more aggressive.
- WCB and sick time costs can far exceed the cost of correcting environmental problems like a mould clean up.
- Costly liability claims.
- We have an aging work force.
- Health and safety issues are becoming more of an issue.
- Insurance costs are continuing to increase.

## **2. Risk Management – OHS, Sick Time – Staff and the Public**

### **Knowledge Gaps**

- Collaborate with risk management industry.
- Collaborate with insurance industry. Insurance costs could be more fairly applied to facility owners who pro-actively manage their facility's indoor environment.
- Collaborate with governments – WCB – develop fair standards for pro-active participants.

## **2. Risk Management – OHS, Sick Time – Staff and the Public**

### **Knowledge Gaps**

- Better educate the public and our staff – what are the real risks.
- Collaborate with the health care industry so there is agreement on risks.
- We need one clear message.