



BOMA BEST® 3.0 vs Version 2: What's new?

Overall differences

The BOMA BEST® Sustainable Buildings 3.0 questionnaires and new online performance assess building performance and operations based on up to date industry best practices and expectations.

| | 3.0 | V2 |
|--|---|---|
| Timeline for participation | Beginning September 2016 | Registration closes on September 30, 2016 All assessments must be finalized by February 28, 2017 |
| Number of BEST Practices | 16 | 14 |
| Number of categories | 10 | 6 |
| Name of categories | <ol style="list-style-type: none"> 1. Energy 2. Water 3. Air 4. Comfort 5. Health and Wellness 6. Purchasing 7. Custodial 8. Waste 9. Site 10. Stakeholder Engagement | <ol style="list-style-type: none"> 1. Energy 2. Water 3. Waste and Site 4. Emissions and Effluents 5. Indoor Environment 6. Environmental Management Systems |
| Available for which asset classes | <ol style="list-style-type: none"> 1. Office 2. Enclosed Shopping Centres 3. Light Industrial 4. Open Air Retail 5. Universal 6. MURB* 7. Health Care* | <ol style="list-style-type: none"> 1. Office (until Feb 2017) 2. Enclosed Shopping Centres (until Feb 2017) 3. Light Industrial (until Feb 2017) 4. Open Air Retail (until Feb 2017) 5. MURB 6. Health Care |
| Online platform used | New BOMA BEST Online Portal | V2 portal (www.greenglobes.com) |
| Energy benchmarking methodology | ENERGY STAR Portfolio Manager | Internal methodology |
| Water benchmarking methodology | ENERGY STAR Portfolio Manager | Internal methodology |
| Innovation points | Yes | No |

*While MURB and Health Care are available on the new Online Portal, the standard remains identical to V2 – the questionnaire has not changed from its previous version, nor have the BEST Practices. Energy



and water benchmarking will be calculated using the ENERGY STAR Portfolio Manager tool (like the other 3.0 questionnaires).

In addition to the above, the following features are distinctive to BOMA BEST® Sustainable Buildings 3.0:

- Available on a new BOMA BEST® Online Platform.
- Portfolio view of all buildings in the same account, regardless of province or territory (not dependent on participation in the Portfolio Program).
- Complete overhaul of sections, flow of questions and BEST Practices. Every question is new though the overall intent of the assessment remains familiar.
- Each section is divided into identical subsections, providing guidance on the recommended order of work and moving users towards continuous improvement: Demonstration of Intent, Assessment, Operations and Maintenance, Building Systems and finally, Innovation.
- Question order reflects a progressive increase in difficulty – each section begins with questions assessing practices recommended for all buildings and moves towards those that go above and beyond expectations.
- Gross floor area definition matches ENERGY STAR Portfolio Manager (does not include floor area or energy from the parking area).
- Clear definition of a “building” – when is a building a single structure that can answer a single BOMA BEST® Sustainable Buildings questionnaire.
- Heavier emphasis on management practices – with greater detail provided in regards to what components must be included in the management programs.
- Heavier emphasis on clarity in regards to verification requirements.
- Emphasis on demonstration of implementation for management programs.
- Energy and water benchmarking methodology is based on ENERGY STAR Portfolio Manager Methodology:
 - Office building energy performance is based on the ENERGY STAR Score; water performance is based on the Water Use Intensity, as calculated by ENERGY STAR Portfolio Manager.
 - Light Industrial, Open Air Retail, Enclosed Shopping Centres and Universal buildings are not assessed for their energy or water performance (for example, based on their Energy Use Intensity or Water Use Intensity). Instead, qualitative questions have been included to assess the steps taken by the building manager to collect the information needed to benchmark performance internally.
- New scoring thresholds are applied to all buildings on the new BOMA BEST® Online Portal (including MURB and Health Care), as well as MURB and Health Care on V2.
 - Certified: BEST Practices AND between 0 and 19% on the questionnaire
 - Bronze: BEST Practices AND between 20 and 49% on the questionnaire
 - Silver: BEST Practices AND between 50 and 79% on the questionnaire
 - Gold: BEST Practices AND between 80 and 89% on the questionnaire
 - Platinum: BEST Practices AND between 90 and 100% on the questionnaire
- Many more questions on Waste as well as new Waste requirement as BEST Practices.
- Questions on resiliency in the face of long and short term climate risks have been introduced, assessing whether a business continuity plan has been prepared for the building.
- Introduction of Innovation questions – bonus points can be earned, above and beyond the regular score.



- Once the verification has been requested users continue to have access the online questionnaire. Changes can be made to the questionnaire even if the verification has not yet occurred. These changes will have no impact on the version of the questionnaire used for the verification.
- Applicants must upload documentation demonstrating compliance with each BEST Practice in the space designated for this in the questionnaire.
- Applicants will have open access to the Online Portal for three (3) years following certification providing users with the opportunity to track improvements over time.

What remains the same?

- Available in French and English;
- Remains an educational tool developed to encourage continuous improvement;
- National Program management, delivery through Local BOMA Associations (with the exception of Portfolio Program that is managed by BOMA Canada) ;
- The number of questions remains approximately the same (between 140-180 depending on the asset class);
- Questionnaires are out of approximately 1000 points;
- Energy represents approximately 30-35% of all points;
- Standards used for energy and water efficient technology remains the same;
- Assessments must still be completed in 6 months;
- Fees remain the same as V2 (**NOTE:** there will be a 10% increase of all fees on January 1, 2017, regardless of what version is used);
- There are still five levels of certification;
- Verification expectations remain the same (except that documentation supporting BEST Practices must be uploaded in the online questionnaire rather than sent directly to the Local Association;
- Certification is valid for 3 years (1 year if the building in the Portfolio Program);
- Promotional material (certificate, posters, etc.) remains the same.

Sample new questions:

- Does the capital plan include measures to ensure continuous improvement of the energy efficiency of the building envelope?
- Have three (3) years of energy consumption data been analyzed in order to establish trends?
- Has a low-cost energy conservation measure been implemented in the last three (3) years?
- Has the building manager acted on recommended corrective actions identified in the IAQ audit?
- Is there a process in place for investigating and correcting when manual overrides of the HVAC system occur?
- Is the building designed such that potential accessibility barriers are addressed?
- Are mitigation strategies in place to bring radon concentrations to within acceptable limits?
- Is the building's environmental performance tied to one or more key performance indicators (KPIs) for building staff?



BEST Practices

| Category | # | BEST Practice | New or Same as V2? |
|------------------------|----|---|---|
| Energy | 1 | Preventative Maintenance Program | Same |
| Energy | 2 | Energy Assessment | Same (except based on a 5 year cycle instead of 3) |
| Energy | 3 | Energy Management Plan | Same |
| Energy | 4 | Energy Reduction Targets | New |
| Water | 5 | Water Assessment | Same (except based on a 5 year cycle instead of 3) |
| Water | 6 | Water Management Plan | New |
| Air Quality | 7 | Indoor Air Quality Monitoring Plan | New |
| Comfort | 8 | Occupant Service Request Program | Similar |
| Health & Wellness | 9 | Hazardous Building Materials Management Program | Same (except introduces silica, removes pesticides) |
| Health & Wellness | 10 | Hazardous Chemical Products Management Program | New |
| Custodial | 11 | Green Cleaning Program | New |
| Waste | 12 | Source Separation Program | New |
| Waste | 13 | Waste Audit | New |
| Waste | 14 | Waste Reduction Work Plan | New |
| Stakeholder Engagement | 15 | Sustainability Policy | New |
| Stakeholder Engagement | 16 | Occupant Sustainability Communication Program | Same |

NOTE: The BEST Practices for Light Industrial and Open Air buildings are slightly different with variations on expectations for #10 as well as Waste – there is only one Waste BEST Practice, the Waste Reduction and Diversion Policy.