

## TCR 26 – Environmental Site Assessment

**Resolution Summary:**

Environmental site assessments no longer need to be dated within three years of completion, provided other conditions have been met.

**Effective date:**

November 1, 2017

**Applicable to the following asset classes:**

Office; Universal; Light Industrial; Open Air Retail; Enclosed Shopping Centre

**Previous BOMA BEST question wording:**

09.02.02	Has an environmental site assessment been completed for the property within the last three (3) years?	
Explanation & Evaluation	<p><b>Description:</b> Where hazardous conditions exist, controls must be in place to prevent and control migration of contaminants into the building or surrounding environment.</p> <p><b>Requirements:</b> Identify the presence of contaminants sub-grade to the building through the completion of a Phase I or Phase II environmental site assessment in accordance with CSA Standards Z768 and Z769 or ASTM Standards 1527 or 1903.</p> <p>The environmental site assessment must have been completed within the last three (3) years.</p>	
Scoring	Yes	10/10
	No	0/10

**New BOMA BEST question wording:**

09.02.02	Has an environmental site assessment been completed for the property?	
Explanation & Evaluation	<p><b>Description:</b> Where hazardous conditions exist, controls must be in place to prevent and control migration of contaminants into the building or surrounding environment.</p> <p><b>Requirements:</b> Identify the presence of contaminants sub-grade to the building through the completion of a Phase I or Phase II environmental site assessment in accordance with CSA Standards Z768 and Z769 or ASTM Standards 1527 or 1903.</p> <p>The environmental site assessment must have been completed at the most recent of the following moments: since the time of acquiring ownership of the property; or if the use of the property has changed (i.e. change from industrial use to residential); or if the building footprint has increased or decreased (i.e. building construction or demolition) for which municipal approval and permitting is required.</p>	
Scoring	Yes	10/10
	No	0/10