



2800 - 14th Avenue, Suite 210
Markham, ON L3R 0E4
Tel.: (647) 317-5754
Fax.: (416) 491-1670
Web: www.obec.on.ca

February 22, 2016

Grant Crack, MPP, Chair
Sylwia Przewdziecki, Clerk
Room 1405, Whitney Block
Queen's Park, Toronto, ON M7A 1A2

Re: Bill 135

To the Standing Committee on General Government,

The Ontario Building Envelope Council (OBEC) is a non-profit organization dedicated to addressing the challenges of designing, constructing and operating high performing, sustainable buildings. Our primary focus is on providing building science education including best practices and information on current trends and issues to members including practitioners in the architectural, engineering, research, manufacturing and construction communities.

OBEC strongly supports the changes to the Green Energy Act proposed under Bill 135 which are intended to enable to implementation of an energy reporting and benchmarking policy for large buildings.

We recognize the significance of the environmental impact of buildings but acknowledge that we cannot promote and monitor improvements without measuring actual building performance. Enabling reporting and benchmarking for large buildings will satisfy the current lack of data on energy and water use. Access to these data are important for many reasons, for example:

1. Individuals making decisions about the sale or lease of a property can do so fully informed about the energy and water consumption of that building. This will allow superior building performance to be valued in the real estate market thereby encouraging building owners to improve building performance in order to remain competitive.
2. Policy makers will be able to use these data to develop programs and incentives to specifically assist the worst performers thereby maximizing the efficiency of tax-payer resources directed to these efforts.

3. As we begin to value building performance in the marketplace, the need for highly skilled workers to design, construct, commission and retrofit buildings will increase. These jobs cannot be outsourced and will be created throughout the Province
4. There are concerns that new buildings may not be performing as specified or modeled during the design phase but we lack the performance data to reveal the areas that require improvement. Performance data would help practitioners understand how new building components are performing and better inform their clients on design decisions. Governments can use these data to guide the evolution of new building codes.

OBEC's Board of Directors and our members will support the Province as it undertakes implementation of a much-needed energy reporting and benchmarking policy. We will continue to provide education on this important piece of legislation and ensure our members and their clients are prepared to use these new data in ways that benefits themselves and the environment.

Yours Sincerely,



Marianne Touchie
Director Academic and Chair of BSSO Committee
Assistant Professor, Depts of Civil and
Mechanical Engineering, University of Toronto



Marco Guzzo
President OBEC
Building Science Consultant
Morrison Hershfield