



The Views at
St. JOSEPH'S
building a community of care
for seniors in the Comox Valley

Title: "2017 Carbon Neutral Action Report"

Date: 30 May, 2018

Organization name: The Views at St. Joseph's, 2137 Comox Avenue, Comox BC V9M 192

Declaration statement: This Carbon Neutral Action Report for the period January 1st, 2017 to December 31st, 2017 summarizes our emissions profile, the total offsets to reach net-zero emissions, the actions we have taken in 2017 to reduce our greenhouse gas emissions and our plans to continue reducing emissions in 2018 and beyond.

By June 30, 2018 The Views at St. Joseph's final *Carbon Neutral Action Report* will be posted to our website at www.cvviews.ca.

Overview:

In October 2017 the acute care services provided by St. Joseph's General Hospital transitioned ownership and operation to the Vancouver Island Health Authority and were relocated to the Comox Valley Hospital at 101 Lerwick Road, Courtenay. Remaining on-site at St. Joseph's is The Views, a 121 residential care bed facility.

The following actions have been taken since October 1, 2017 transition:

- Vacant areas have minimal heat and airflow to protect building systems reducing energy usage. Our DDC program has "mothball" settings added to operate on these reduced temps and air flows, which can be reversed for short-term occupancy and easily switched back to reduced settings.
- Vacant area lighting has been turned off.
- One Viessmann Vitorond 200 natural gas fired boiler has been taken offline, as heating load is now reduced.
- Two 75 kw, one 80kw, and one 100kw electric steam generators, and one Cleaver Brooks natural gas fired steam boiler have been disconnected, as Sterile Processing Department is no longer present.
- Two Rinnai hot water heaters have been taken offline, due to reduced hot water consumption.
- Redundant medical equipment; such as compressors, vacuum systems and concentrators are fully disconnected from the building.
- Unused servers and equipment have been removed from the Communication Rooms, reducing electricity to operate equipment and reducing energy to cool these areas.
- Vacant heliport lighting has been removed.
- One elevator has been decommissioned.
- Cumberland Regional Hospital Laundry has transferred sole ownership to Island Health. The Views laundry is now ordered and delivered twice weekly, versus daily, saving on fuel consumption for transportation.

Overall initiatives which tie in with GHG emissions reductions; and plans to continue reducing emissions in 2018 and beyond are summarized below.

- New maintenance scheduling software was installed in April 2018, which will reduce our use of paper.
- Boiler inspections are completed yearly to monitor efficiency and reduce emissions.
- Daily rounds are performed, keeping equipment running efficiently.
- When outdoor warmer temperatures are achieved a boiler water shut down will be done to replace leaking valves, reducing lost boiler water, saving energy, water treatment chemicals, and water.
- Air conditioning from the acute care building will be removed and repurposed in the residential care facility reducing inefficient fans, providing residents and staff with a much more comfortable environment.

Emissions and Offset Summary Table:

The Views at St. Joseph’s GHG Emissions and Offset for 2017 (tCO₂e)	
GHG Emissions created in Calendar Year 2017:	
Total Emissions (tCO ₂ e)	1,173
Total Offsets (tCO ₂ e)	1,171
Adjustments to GHG Emissions Reported in Prior Years:	
Total Emissions (tCO ₂ e)	0
Total Offsets (tCO ₂ e)	0
Grand Total Offsets for the 2017 Reporting Year:	
Grand Total Offsets (tCO ₂ e)	1,173

Retirement of Offsets:

In accordance with the requirements of the Greenhouse Gas Reduction Targets Act and Carbon Neutral Government Regulation, The Views at St. Joseph’s **(the Organization)** is responsible for arranging for the retirement of the offsets obligation reported above for the 2017 calendar year, together with any adjustments reported for past calendar years. The Organization hereby agrees that, in exchange for the Ministry of Environment and Climate Change Strategy ensuring that these offsets are retired on the Organization’s behalf, the Organization will pay within 30 days, the associated invoice to be issued by the Ministry in an amount equal to \$25 per tonne of offsets retired on its behalf plus GST.

Michael Aikins, Senior Operations Leader

Dated: 30 May, 2018

Part 1: CNAR Survey

1. General Information

Name: Charles Rogers

Contact Email: chuck.rogers@cwviews.ca

Organization Name: St Joseph's general Hospital

Sector: Health

2. Stationary Sources (eg. Buildings, Power Generators): Fuel Combustion, Electricity use, Fugitive Emissions.

During 2017, did your organization take any of the following actions to support emissions reductions from buildings? (please select all that apply)

None of the above

2. Stationary Sources - Other? Please specify: Island Health constructed a new Hospital and our Acute patients were moved Oct 1 2017. We performed a shut down procedure after Oct 1 2017 reducing heat and air handling. Surplus equipment was put offline or disconnected. Extra servers for computer and phones removed reducing need to lower temperatures in communication rooms saving on cooling energy.

If you selected "*Performed energy retrofits of the organization's building(s)*":

How many buildings were retrofitted?:

If you selected "*Built, or are building new LEED Gold or other "Green" buildings*":

How many new "Green" buildings?:

Did your Organization perform any retrofits during 2017? Please describe briefly:

2a. Stationary Sources (eg. Buildings, Power Generators): Fuel Combustion, Electricity use, Fugitive Emissions.

Please briefly describe your organization's plans to continue reducing emissions from its stationary sources:

a) Over the next 1-5 years

A new maintenance program was installed in April 2018 reducing paper work orders.

Leaking valves will be replaced in Summer to save on lost heating boiler water, saving energy, water treatment chemicals, and water. Repurposed AC equipment will be removed from vacant Acute building with out loss of refrigerant and repurposed in our residential care building, this will allow us to remove inefficient fans.

b) Over the following 6-10 years

A new residential care building is planned to be constructed using modern energy efficient materials and equipment

3. Mobile Sources (Vehicles, Off-road/portable Equipment): Fuel Combustion:

During 2017, did your organization take any of the following actions to support emission reductions from its mobile sources? (please select all that apply)

None of the above

3) Mobile Sources - Other? Please specify: We were part ownership of Cumberland Laundry which after Oct 1 2017 was solely Island Health. Our linen orders are done twice weekly with only required quantities, reduction from past 6 times per week We have one small resident passenger bus that is inspected twice yearly and kept in good mechanical operation to keep fuel efficiency.

If you selected "*Replaced existing vehicles with more fuel efficient vehicles (gas/diesel)*":

How many vehicles?:

If you selected "*Replaced existing vehicles with hybrid or electric vehicles*":

How many vehicles?:

3a. Mobile Sources (Vehicles, Off-road/portable Equipment): Fuel Combustion:

Please briefly describe your organization's plans to continue reducing emissions from its mobile sources:

a) Over the next 1-5 years

Twice yearly vehicle inspections performed and vehicle kept in good mechanical order.

b) Over the following 6-10 years

Continued twice yearly vehicle inspections performed and vehicle kept in good mechanical order

4. Supplies (Paper): Indicate which actions your PSO took in 2017:

During 2017, did your organization take any of the following actions to support emissions reductions from paper supplies? (please select all the apply)

None of the above

4) Supplies (Paper): Indicate which actions your PSO took in 2017: - Other? Please describe briefly:: We encourage paper purchases to be of recycled paper rather than virgin paper.

If you selected "*Had a policy requiring the purchase of recycled content paper*":

State the required recycled content here (30%, 50%, 100%):

If you selected "*Had a policy requiring the purchase of alternate source paper (bamboo, hemp, wheat, etc)*", which type of alternate source paper did you use?

Please briefly describe your organization's plans to continue reducing emissions associated with its office paper use in future years.

5. Other Sustainability Actions

a) Business Travel

During 2017, did your organization take any of the following actions to support emissions reductions from business travel? (please select all that apply)

Encouraged alternative travel for business (e.g. bicycles, public transit, walking)

b) Education/Awareness

During 2017, did your organization have any of the following programs or initiatives to support sustainability education and awareness? (please select all that apply)

None of the above

5a) Other Sustainability Actions - Other? Please specify:: As the hospital was transitioning Oct 1 2017, focusing on a smooth and safe transition was the focus of leadership.

c) Other Sustainability Actions

During 2017, did your organization have any of the following programs or initiatives to support sustainability? (please select all that apply)

A water conservation strategy which may include a plan or policy for replacing water fixtures with efficient models

5b) Other Sustainability Actions - Other? Please specify:: We continued replacing faucets with hand free where possible and encourage to report and repair leaking faucets, and running toilets etc.