



## TCR 31 – Reduction from waste baseline

**Resolution Summary:**

A Not Applicable (N/A) option will be added to the Office, Enclosed Shopping Centre and Universal questionnaires to recognize buildings for whom the current waste audit is the baseline audit.

The Not Applicable (N/A) option will be expanded for Light Industrial and Open Air Retail buildings if no waste audit has been performed.

**Effective date:**

April 23, 2019

**Applicable to the following property types:**

- Office (08.02.03)
- Universal (08.02.03)
- Light Industrial/Open Air Retail (08.02.04)
- Enclosed Shopping Centre (08.02.03)

**New question wording (changes are marked in red) for**

Applicable specifically to Office, Universal, and Enclosed Shopping Centres:

08.02.03	Is there evidence of a reduction in the overall generation of waste relative to your baseline year?	
<b>Explanation &amp; Evaluation</b>	<p><b>Description:</b> To understand whether an initiative is producing results, it is important to compare waste data from the most recent audit year to baseline data.</p> <p><b>Requirements:</b> Review the total waste generated from the most recent previous waste audit (the baseline) and compare these numbers to the most current waste audit conducted no later than three (3) years prior to the application date.</p> <p><b>Additional Information:</b> In some cases, reduction levels cannot be easily demonstrated due to an increase in the number of tenants or occupants in the building. In such cases, use per capita generation rates (also called waste intensity) to determine overall reduction. Per capita generation is calculated by taking the total annual waste generated (waste destined for disposal, reuse or recycling) and dividing this by the number of building occupants. Daily per capita generation rates are determined by dividing by the number of working days per year. An improvement in waste diversion rates is not sufficient unless it is also accompanied by a reduction in the total overall generation of waste.</p> <p style="color: red;">Select Not Applicable if the most recent waste audit is considered the baseline.</p>	
<b>Scoring</b>	Yes	6/6
	No	0/6
	N/A	0/0



Applicable specifically to Light Industrial and Open Air Retail:

08.02.04	Is there evidence of a reduction in the overall generation of waste relative to your baseline year?	
<b>Explanation &amp; Evaluation</b>	<p><b>Description:</b> To understand whether an initiative is producing results, it is important to compare waste data from the most recent audit year to baseline data.</p> <p><b>Requirements:</b> Review the total waste generated from the most recent previous waste audit (the baseline) and compare these numbers to the most current waste audit conducted no later than three (3) years prior to the application date.</p> <p><b>Additional Information:</b> In some cases, reduction levels cannot be easily demonstrated due to an increase in the number of tenants or occupants in the building. In such cases, use per capita generation rates (also called waste intensity) to determine overall reduction. Per capita generation is calculated by taking the total annual waste generated (waste destined for disposal, reuse or recycling) and dividing this by the number of building occupants. Daily per capita generation rates are determined by dividing by the number of working days per year. An improvement in waste diversion rates is not sufficient unless it is also accompanied by a reduction in the total overall generation of waste.</p> <p>Select Not Applicable if <b>no waste audit is available</b>, if the most recent waste audit is considered as the baseline, or if waste is managed solely by tenants.</p>	
<b>Scoring</b>	Yes	6/6
	No	0/6
	N/A	0/0