

FYI: Interior Region heat response

From: Sara Goldvine <sgoldvine@bchousing.org>, XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>
To: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>, LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>, Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>
Cc: Shayne Ramsay <sramsay@bchousing.org>, Cooke, Angela AG:EX <Angela.Cooke@gov.bc.ca>, May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>, XT:HLTH Ramsay, Shayne <sramsay@bchousing.org>
Sent: June 25, 2021 4:23:37 PM PDT
Attachments: image001.png, Interior Region Heat Response.xlsx

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Derrick, Adam, and Thea,

Please find attached a document summarizing the housing outreach and services in the Interior region in response to the extreme heat. Note that this is an internal staff working document – it may contain typos etc, and the information should be considered fluid as the response will evolve based on the needs in the community.

Across the province, BC Housing is working with our partners to keep our clients safe. Particularly in the Interior, as temperatures increase we know that tenants and people experiencing homelessness may be at risk for heat- and wildfire smoke-related illnesses. These risks are also exacerbated by the pandemic. In addition to the direct conversations our teams are having with providers, we have [a dedicated webpage](#) with resources such as posters, guidelines, and links.

If you have any questions about the attached, just let me know.

Stay cool

Sara



Sara Goldvine | Vice President, Communications (she/her)

604-439-4715 | sgoldvine@bchousing.org | www.bchousing.org

Acknowledging and offering gratitude to the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliilwataʔ (Tsleil-Waututh), on whose traditional lands I live and work.

RE: FYI: Interior Region heat response

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To: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>, LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>, Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>
Cc: Shayne Ramsay <sramsay@bchousing.org>, Cooke, Angela AG:EX <Angela.Cooke@gov.bc.ca>, May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>, XT:HLTH Ramsay, Shayne <sramsay@bchousing.org>
Sent: June 25, 2021 4:49:53 PM PDT
Attachments: image001.png

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

FYI – we have just received approval from the Interior PHO to open the second floor at Victory in Penticton.

Sara

From: Sara Goldvine
Sent: Friday, June 25, 2021 4:24 PM
To: Harder, Derrick AG:EX (<Derrick.Harder@gov.bc.ca>) <Derrick.Harder@gov.bc.ca>; LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>; Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>
Cc: Shayne Ramsay (<sramsay@bchousing.org>) <sramsay@bchousing.org>; Angela Cooke (<Angela.Cooke@gov.bc.ca>) <Angela.Cooke@gov.bc.ca>; Cheryl May (<Cheryl.May@gov.bc.ca>) <Cheryl.May@gov.bc.ca>
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FW: 4:00pm AG Media Requests

From: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>
To: Eby, David AG:EX <David.Eby@gov.bc.ca>
Sent: June 28, 2021 3:58:24 PM PDT

From: Wright, Brendan GCPE:EX <Brendan.Wright@gov.bc.ca>

Sent: Monday, June 28, 2021 3:57 PM

To: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>; Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>

Cc: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>; Bru, Carolyn GCPE:EX <Carolyn.Bru@gov.bc.ca>

Subject: 4:00pm AG Media Requests

Thanks for confirming approval, Adam. OMNI request updated with key messages.

2 AG Requests:

- OMNI News – BCH: Homeless shelter during the heatwave – **due June 28, 4.30pm**
- CBC – Kamloops – Interview request: Increase in petty crimes in Kamloops – **due June 28, 2pm / June 29, 4pm**

Reporter

Yiwen Chen, Reporter

OMNI News

s.22

Deadline Monday, June 28, 2021 4:30 PM

Request

We are hoping to do an in person interview with staffs working at homeless shelter regarding the heat wave and its impact on the homeless. Could you please direct us to the right person? Look forward to hearing from you soon. Thanks!

Recommendation – Kevin Eaton, director, Lu'ma Native Housing Society has agreed to do an interview. Kevin is directing the newly opened Terminal Ave. shelter

- BC Housing is working with its shelter provider and community partners to help people experiencing homelessness in Vancouver and across B.C. stay cool and hydrated during the upcoming heat wave and other periods of extreme heat.
- Many of Vancouver's homeless shelters, including the new shelter on Terminal Ave., have set up an indoor cooling stations where people can come in off the streets during the day, hydrate and cool down.
- BC Housing is asking all shelter staff to ensure that they and those in their care are well-hydrated and kept as cool as possible by staying in the shade, using cool mist and cool wet cloths, in combination with fans (in this heat, fans alone may not be effective), and moving to common areas and cooler rooms or spaces.
- In addition, outreach workers are connecting daily with people experiencing homelessness outdoors to inform them of the available community services and distribute water bottles.
- A map of community cooling areas with air-conditioned lobbies or lounges in Vancouver can be found here: <https://vancouver.ca/people-programs/hot-weather.aspx#stay-cool>.

Reporter

Jenifer Norwell, Reporter

CBC - Kamloops

jenifer.norwell@cbc.ca

250-374-6802 c: 250-682-3881

Deadline Interview requested by June 29, 4pm

Request

Reporter would like a 5-10 interview with the AG, with clips from interview to be used on radio. Hoping to talk to AG before 2pm today, or before 4pm tomorrow.

Reporter is seeing an ongoing problem in Kamloops where offenders commit petty crimes are arrested by RCMP and are released because they cannot be remanded and they re-offend while released into the community. Feels it's been exacerbated by Covid-19 and police feel their hands are tied. Reporter wants to speak to AG to understand what's happening and what it means for policing.

Background information for MO:

The AG did an interview with CFJC on June 17 on the same subject. CBC is interested in this story as there was a security vehicle set on fire over the last few days.

Recommendation – AG to take interview

FW: ISSUE ALERT: Mission - Two seniors found dead ^{s.13}

^{s.22}

^{s.22}

From: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>
To: Eby, David AG:EX <David.Eby@gov.bc.ca>
Sent: June 30, 2021 1:55:29 PM PDT
FYI

From: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Sent: Wednesday, June 30, 2021 1:51 PM
To: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>; Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>
Subject: FW: ISSUE ALERT: Mission - Two seniors found dead ^{s.13} ^{s.22}

From: Matthew Borghese <mborghese@bchousing.org>
Sent: June 30, 2021 12:58 PM
To: __CommunicationsLeadershipTeam <CommunicationsLeadershipTeam@bchousing.org>; Digital <digital@bchousing.org>; Chu, Timothy GCPE:EX <Timothy.Chu@gov.bc.ca>; XT:Michaud, Deneka GCPE:IN <dmichaud@bchousing.org>; Digital <digital@bchousing.org>; XT:McNabb, Elizabeth OHCS:IN <emcnabb@bchousing.org>; Emma Talbott <etalbott@bchousing.org>; Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>; Harper, Aimee GCPE:EX <Aimee.Harper@gov.bc.ca>; Henry Glazebrook <hglazebrook@bchousing.org>; Kelly, Avery OHCS:EX <Avery.Kelly@gov.bc.ca>; XT:Matthews, Laura GCPE:IN <lmathews@bchousing.org>; Miller, Jennifer E OHCS:EX <Jennifer.E.Miller@gov.bc.ca>; XT:Langdon, Murray GCPE:IN <mlangdon@bchousing.org>; XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Subject: ISSUE ALERT: Mission - Two seniors found dead ^{s.13} ^{s.22}

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Type of issue: deaths

Date of issue: June 29, 2021

City: Mission

Constituency: MLA Pam Alexis – Abbotsford-Mission

Site: ^{s.22} is an 8-storey building with 60 units for seniors.

BC Housing involvement: operating funding, capital funding

Operator/partners: Mission & District Senior Citizens Housing Association

AHMA managed: No

Issue description: Two seniors have passed away from ^{s.13} ^{s.22} Both deaths occurred on June 29;

Current status: There is a live-in care taker who is going door-to-door checking on residents. If he doesn't hear back he connects with a family member, if still no response they call for a wellness check. The operators have set up a cooling station in a vacant unit in the basement. Fans and water bottles have been provided to residents. The District of Mission has also set up a cooling station across the street at the public library.

Outcome: The site is currently working on an air conditioning unit for common areas, but is awaiting further technical assistance from BC Hydro. While this will not air condition the units, it will provide some support. These deaths have ^{s.13}

Issues Note being developed: No

Key messages: not being developed at this time

Media or social media coverage: No

Other notes: N/A

FW: 4:33pm AG Media Request

From: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>
To: Eby, David AG:EX <David.Eby@gov.bc.ca>
Sent: June 30, 2021 4:38:00 PM PDT

From: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>

Sent: Wednesday, June 30, 2021 4:33 PM

To: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>; Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>

Cc: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>; Bru, Carolyn GCPE:EX <Carolyn.Bru@gov.bc.ca>; Chu, Timothy GCPE:EX <Timothy.Chu@gov.bc.ca>; Harper, Aimee GCPE:EX <Aimee.Harper@gov.bc.ca>

Subject: 4:33pm AG Media Request

2 AG Media Requests

- Ross McLaughlin/CTV – Heat and buildings and the elderly – **due 6pm FIRM – story airing tonight... in approvals....giving you a sneak peak due to condensed timeline**
- Tyee/Jen St Denis – Tenancy – **due asap**

Reporter:

Ross McLaughlin

CTV

s.22

Ross.McLaughlin@bellmedia.ca

Deadline: 6pm

Request:

I'm reaching out because we are doing a story tonight about the problems elderly and vulnerable people face in the heat while living in buildings that are not equipped to handle it. This is a follow-up to a story that was published on CBC: [Seniors suffer through heat wave as housing complex offers poor ventilation, no air conditioning | CBC News](#)

I've interviewed the folks at Linden, have seen the air filters that haven't been replaced since 2019 and talked about the heat that was pumped into the hallways from the roof. Wet towels over an air vent don't cut it. I'm told that was suggested by the property manager, the towel dried out in two minutes.

What steps have you folks taken?

What are you doing to address the situation if it happens again?

Can the building be retrofitted with AC for hallways?

If not, can the blowing hot air be turned off during extreme heat?

I'm focusing on your specific building. We have another reporter looking at the bigger issue provincially and will be reaching out to BC Housing and care giver's groups.

This runs at 6:30pm tonight. I would like to request an interview as well to talk about the issues that have been raised.

Concerned about BC Housing facilities that can't cope with heat. Are you folks looking a future retrofits? Even for hallway cooling. This building below has a roof system that could be adapted to cool hallways.

Give what we just went through is it something to be looked at and would there be interest in finding the money?

Suggested Response: BC Housing to respond:

We understand the difficult circumstances that residents at Linden Tree Place have been facing during the extremely hot weather over the last few days and we are concerned for their health. BC Housing is working closely with the non-profit operator, Association of Neighbourhood Houses of British Columbia, to ensure temporary and long-term solutions are in place that will keep residents safe during the heatwave.

The operator of the building is aware that residents would prefer additional cooling and brought in a third-party technician to adjust the system and lowered the building's temperature as much as possible. The technician confirmed that the building's ventilation-based HVAC system was drawing external air for cooling, as intended. Unfortunately, over the past few days the outside temperature has been extremely warm, and the HVAC system wasn't able to cool the air temperature to a more comfortable level. Unfortunately, the HVAC system cannot be turned off due to fire regulations.

Retrofitting existing buildings is not always feasible, s.13

s.13 . In the interim, the operator has established a social room as an airconditioned resident cooling station and has made available a refrigerator stocked with beverages and ice cream for those in need of refreshments.

OK to provide background?

Reporter

Jen St. Denis, Reporter

The Tyee

jen.st_denis@bellmedia.ca

604-648-3213 c: ^{s.22}

Deadline ASAP**Request**

Can you tell me what length of occupancy the RTB would consider when trying to determine whether a tenancy falls under the RTA? In this case, the tenant was there continuously for six months and paid weekly.

Background

This is a follow-up to a media request from June 23, 2021.

REQUEST:

This is a request related to the Residential Tenancy Branch and the RTB enforcement unit.

I'm working on a story about a tenant at the Main Hostel (927 Main Street in Vancouver), formerly called the C&N Backpackers Hostel. The tenant, Colin Desjarlais, stayed at the hostel for a continuous 6 months and paid weekly, but never signed a tenancy agreement. He was told he had to leave while he was having some serious health problems, including a diabetic ulcer on his leg and heart issues. He said he was repeatedly harassed by the building manager, including having his fridge taken out of his room, even though he was using the fridge to store insulin. He left the hostel last week and was able to connect to a housing outreach team and get housing at the Ivanhoe.

The building is classed as a hostel/hotel.

I believe the RTB enforcement unit has been active in monitoring this building and speaking to the landlord or building manager in the past, and it may have been related to the attempted eviction of Qiu Ling Chen:

<https://thetyee.ca/News/2020/07/24/Fighting-Eviction-During-Pandemic/>

I am wondering if:

- Mr. Desjarlais' stay at the hostel qualified as a residential tenancy, or whether the week-to-week payment arrangement and lack of a tenancy agreement means his residency did not fall under the act
- Has the RTB enforcement unit been in touch with the owners of 927 Main Street in 2020 or 2021 and if so can I get some details about those interactions?

My deadline is Friday, June 25.

Thanks! If Scott McGregor is up for an interview let me know. I could extend the deadline.

RESPONSE:

Provided Background

- Renters with questions about tenancies are encouraged to contact the Residential Tenancy Branch at 1-800-665-8779 or HSRTO@gov.bc.ca.
- While we aren't able to comment on specific tenancies, we can provide general information about what would be considered a tenancy.
- The Residential Tenancy Act (RTA) does not apply to living accommodation occupied as vacation or travel accommodation.
- However, the act will generally apply if a vacation rental is rented under a tenancy agreement.
- Some factors that may determine if there is a tenancy agreement are:
 - o Whether the agreement to rent the accommodation is for a term;
 - o Whether the occupant has exclusive possession of the hotel room;
 - o Whether the hotel room is the primary and permanent residence of the occupant;
 - o The length of occupancy.
- There is a requirement for landlords to prepare a written agreement for every tenancy but even if a landlord doesn't prepare one, the tenant and landlord still have the same rights and responsibilities under the RTA.

- The RTA does not require a tenant to pay rent on a particular date or frequency -- a tenant must pay rent when it is due under the tenancy agreement.
- Our aim is for landlords and tenants to come into compliance.
- The CEU was in touch with this landlord in September 2020 after this news article was published. After speaking with the tenant and landlord, we confirmed that the tenant had not been evicted. We shared information about the Residential Tenancy Act with the landlord, and the CEU closed the file.

Recommendation – AG respond on background

- The Residential Tenancy Act (RTA) does not specify the length of occupancy.
- Arbitrators are in the best position to review the situation and determine whether or not the RTA applies.
- Most of these decisions depend on the specific facts of the case.
- The arbitrator would look at a variety of factors to determine whether the Residential Tenancy Branch has jurisdiction.
- A person occupying a room in a residential hotel may make an application for dispute resolution requesting an order that the RTA applies to that living accommodation.

FW: Updated: 5:25pm AG Media Request

From: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>
To: Eby, David AG:EX <David.Eby@gov.bc.ca>
Sent: June 30, 2021 5:29:16 PM PDT

From: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>

Sent: Wednesday, June 30, 2021 5:26 PM

To: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>; Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>

Cc: Bru, Carolyn GCPE:EX <Carolyn.Bru@gov.bc.ca>; Howlett, Tim GCPE:EX <Tim.Howlett@gov.bc.ca>; Harper, Aimee GCPE:EX <Aimee.Harper@gov.bc.ca>

Subject: Updated: 5:25pm AG Media Request

Importance: High

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- Tyee/Jen St Denis – Tenancy – due asap

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CTV

s.22

Ross.McLaughlin@bellmedia.ca

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The operator of the building is aware that residents would prefer additional cooling and brought in a third-party technician to adjust the system and lowered the building's temperature as much as possible. The technician confirmed that the building's ventilation-based HVAC system was drawing external air for cooling, as intended. Unfortunately, over the past few days the outside temperature has been extremely warm, and the HVAC system wasn't able to cool the air temperature to a more comfortable level. Unfortunately, the HVAC system cannot be turned off due to fire regulations.

Retrofitting existing buildings is not always feasible, however BC Housing will discuss long-term options with the operator. In the interim, the operator has established a social room as an airconditioned resident cooling station and has made available a refrigerator stocked with beverages and ice cream for those in need of refreshments.

Given our changing climate, BC Housing is looking at adaptation measures including reviewing our design guidelines to ensure they are addressing the current needs of residents and ensuring retrofits are a priority.

OK to provide background?

Reporter

Jen St. Denis, Reporter

The Tyee

jen.st_denis@bellmedia.ca

604-648-3213 c: 604-710-3964

Deadline **ASAP**

Request

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From: s.22
To: [PSSG Chief Coroner Correspondence PSSG:EX](#); [OfficeofthePremier, Office PREM:EX](#); [AG Correspondence AG:EX](#); [BC Housing CEO](#)
Subject: Preparing for Extreme Heat & Poor Air Quality Events
Date: Thursday, July 1, 2021 3:25:37 PM

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Chief Coroner LaPointe:

Want to share some important information on this heat wave and the deaths with you.

Been waiting for an article on this. [Hundreds who died from heat exposure in B.C. were mostly seniors found alone in unventilated suites, says coroner](#)



Desperate I was to find some way to manage my situation with balcony 40, and inside 35. So thinking I needed to find a cooling system of any kind and money to pay for it, I began to research. The extreme heat and poor air quality created a lung infection in me.

Researched government sites, and found that BCNonProfitHousingAssociation, BC Hydro, BC Housing, and BC CDC have put together a program relating to air cooling, air conditioning, title in the subject heading.

These four gov't and NGO's are trying to educate non-profit landlords on since 2017, relating to severe climate change events and wild fires. They are expecting NP landlords to install air conditioning for the well-being of their tenants. They are nudging NP landlords to provide air conditioning in their buildings, units, a Capital Cost upgrade from Capital Reserves (accumulated monthly through BC Housing) and

upgrade their Capital Asset because we will continue to experience these climate emergencies. This for the well-being of their tenants who are on very low income, already bear a disproportionate burden of disease, face higher exposure, more sensitive to heat related illness, and have fewer resources to cope. The climate emergency impacts them most heavily. Many with illness cannot tolerate portable air conditioning. The future has arrived. The fact that this program exists speaks to the scope of the problem in NPs.

However, it is left up to the NP landlord to initiate. No amount of nudging from a tenant (one that knows of such things) appears effective. Platitudes. Placating. Tropes. Disbelieve the severity. Deflect responsibility. Dismiss the report. Denigrate the person. Business as usual. So much for self-advocacy, using your voice, researching and asking nicely. So how many seniors in NPs or in market rents on SAFER in poor quality housing, and how many of the heat related deaths were preventable. We are beginning to get an answer. Mini-split heat pumps are the future, and the future has arrived.

Similarly the home adaptations program, now RAHA, through BC Housing, benefits owners 89% over tenants 11% because landlords refuse to put in modifications. An 80 year old woman was denied, even with saying she'll pay for it.

Trust this is further information, and helpful.

From: s.22
To: [Eby, MLA, David LASS:EX](#)
Cc: [Minister, AG AG:EX](#)
Subject: Your help is urgently needed todaywspa
Date: Wednesday, June 30, 2021 11:33:30 AM

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Honourable David Eby, Minister of Housing,

Please can you help my neighbours and me to do what we can to prevent a heat stroke today? We live on the top floor of BC Housing, s.22 Our balconies are floored with rubber tiles, which absorb a lot of heat until 3 pm. The sun is overhead most of the day heating our apartments from overhead. The hallway windows allow the sun to bake the backside of our apartments in the evening with more heat as we deal with the heat coming from the rubber tiles on our balconies. s.22 have taped newspaper over the hallway windows to reduce to heat in the evening.

Our efforts are undone by the management of BC Housing as they remove the newspaper from the windows allowing our apartments to overheat unnecessarily and in spite of our efforts to reduce it and to prevent our potential heatstrokes.

Please help us to keep our apartments cool in the evening. There is a 'cooling room' downstairs that closes at 8 pm. The air in the room smells toxic as it is not ventilated. After 8 pm, due to the sun still streaming through the hallway windows, our apartments remain unbearably hot and have already made me feel ill. Even an air conditioner in our units will not help as there is not enough power allowed for it to run. Also, the hallways are heated all day and night by lights over apartment doors that emit 30 degrees of heat continuously. s.22

s.22

Please contact the management at s.22 and ask them to refrain from removing the newspaper we tape onto the hallway windows, tape and newspaper that does absolutely no harm to the windows at all, but is essential in preventing heatstroke.

Please deal with this urgent issue today before sunset when the sun will again attack our apartments and add to the unbearable heat.

Thank you for your timely attention in this matter.

s.22

From: s.22
To: [BC Housing CEO; Minister, AG AG:EX](#)
Subject: Fw: seeking financial help relating to Mini Split Heat pumps
Date: Monday, June 28, 2021 7:25:49 AM
Attachments: [Space-Cooling-Strategies \(2\).pdf](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Seeking information about putting in a Mini Split Heat Pump, and what funds are available to minimum income seniors? This is urgent.

s.22

This document outlines different cooling strategies for cooling individual suites, common areas, and entire buildings.

No-cost Cooling Strategies

Keeping buildings cool can be challenging, especially in existing buildings. Here are some no-cost ways to keep spaces cooler:

- Minimize heat gain - close blinds or drapes during the day
- Use natural ventilation if available - **keep windows closed during the day and open at night when it is cooler**
- Use a fan to increase airflow in a room
- When it's warmer inside than outside, use a bathroom fan and range hood to remove heat and humidity
- Limit heat from appliances like stoves, ovens, dryer, and dishwasher by reducing use on hot days

Mechanical Cooling Strategies

Where mechanical cooling is the only option available for tenants to reside comfortably and safely in their suites or to provide comfort in refuge areas, the table below lists options in an ascending order of efficiency.

Type of Cooling						
	Personal Fan Pedestal/Tower	Portable Air Conditioners	Window Mounted Air Conditioners	Packaged Terminal Air Conditioners (PTACs)	Heat Pumps	Central Air Conditioning
Cost (Purchase and Maintenance)	\$\$	\$\$\$	\$\$\$	\$\$\$\$	\$\$\$\$	\$\$\$\$\$
Efficiency						
	Least efficient Most efficient					

Pros and Cons

Mini Split Heat Pumps – Ductless

- ✓ Provides cost savings: offers both heating and cooling
- ✓ Very efficient
- ✓ Quiet operation
- ✓ Running costs are low
- ✓ Requires only a small hole in wall
- May be used for multiple rooms
- × Expensive to purchase and install

Personal Fans – Pedestal/Tower

- ✓ Inexpensive to purchase
- ✓ Low running costs and energy usage
- ✓ Portable, adjustable airflow direction
- ✓ Provides temporary cooling when directed at the body
- Single room use only
- × Does not lower room temperature

Packaged Terminal Air Conditioners (PTACs)

- ✓ Provides cost savings: offers both heating and cooling
- Single room use only
- × Noisy operation
- × Requires large hole in wall, creating infiltration and sound transmission channels
- △ BCH design standards do not recommend using these systems

Portable Air Conditioners

- ✓ Portable
- ✓ Installation is easy and inexpensive
- Electric costs = 5 times that of a fan
- Only works for smaller sized spaces
- × Less efficient – operation discharges heat back into the room while cooling
- × Noisy operation
- × Has placement restrictions
- × Could go missing
- × Water drainage/management issues
- × Requires frequent filter maintenance
- △ 2 hose models are more efficient than single hosed models

Window Mounted Air Conditioners

- ✓ Relatively low noise
- Electric costs are 7 times that of a fan
- Single room use only
- × There are placement restrictions
- × Limits window use, water drips outside, security concerns
- × Could be a security risk
- × Requires frequent filter maintenance
- △ Mounting height should not exceed 5ft
- ! BCH design standards do not permit using these systems

Central Air Conditioning

- ✓ Quiet operation
- Cools entire suite/common areas
- △ Not an option in existing buildings