



Notice

Number: 07-20

APPLICABLE TO:**DATE: November 7, 2007**

<input checked="" type="checkbox"/>	Municipal & Private Non Profit
<input checked="" type="checkbox"/>	Co-operatives
<input checked="" type="checkbox"/>	Federal Non Profits
<input type="checkbox"/>	OCHAP/CSHP
<input type="checkbox"/>	Rent Supplement

<input checked="" type="checkbox"/>	Mandatory
<input type="checkbox"/>	For Information

Subject: Environmental Protection Act Changes for Chillers (Air Conditioners)

Background

On May 8, 2007, the Ministry of the Environment announced changes to Ontario's Refrigerants Regulation O. Reg 189/94. The new amendments will phase-out the use of chlorofluorocarbons (CFCs) in large refrigeration equipment and chillers and ensure that surplus stocks are properly handled.

A chiller is a refrigeration device that cools either air or water, which is then used to cool rental units or common space. The cooling mechanism on a chiller is filled with a refrigerant which most often contains CFC's. Studies have confirmed that when CFC's are released into the atmosphere, they can deplete the earth's protective ozone layer.

Impact to Housing Providers

There are certain new requirements and obligations for housing providers under the Environmental Protection Act (EPA). These regulation changes, however, only apply to chillers that contain CFC's and have compressors with a total capacity of more than 22 kilowatts.

1. By **December 31, 2007**, all housing providers should check with their chiller maintenance company to confirm the size of their compressor. If it is less than 22 kilowatts, the requirements do not apply.
2. As of **January 1, 2009**:
 - a. No person shall refill or permit the refill of industrial, commercial or institutional refrigeration equipment that has one or more compressors with a total capacity of more than 22 kilowatts with any refrigerant containing CFC's.

- b. No person shall refill or permit the refill of a chiller with any refrigerant containing CFC's if the chiller has undergone a major overhaul. However, a chiller that has undergone a major overhaul may be refilled with a refrigerant containing CFC's if, before January 1, 2009, the housing provider submits a written notice to the Ministry of the Environment setting out a date that is no later than December 31, 2011 by which the provider intends to discontinue the use of the chiller or convert the chiller so that it will not use any refrigerant containing CFC's.
3. During the period of January 1, 2009 to December 31, 2011, a chiller that has undergone a major overhaul may be refilled with a refrigerant containing CFC's, if the chiller's incapacity is an immediate threat to human life or health.
4. As of January 1, 2012, no person shall use industrial, commercial or institutional refrigeration equipment that has one or more compressors with a total capacity of more then 22 kilowatts if the equipment uses a refrigerant containing CFC's.

Service Manager's Role

Service managers are responsible for ensuring that all housing providers operate their portfolios in accordance with all applicable legislation. Niagara Regional Housing will review housing provider compliance with this requirement during the operational review process.

Housing Provider's Role

Housing providers are required to comply with all applicable legislation including the Environmental Protection Act and associated regulations regarding the identification and management of CFC's.

The full regulation can be viewed at www.e-laws.gov.on.ca. For further information on the legislative requirements regarding CFC's, please visit the Ministry of the Environment website at www.ene.gov.on.ca or contact the local office at:

Ministry of the Environment
Niagara District Office, 9th floor, 301 St. Paul Street
St. Catharines ON L2R 3M8
Toll free: 1-800-263-1035
Tel: (905) 704-3900 Fax: (905) 704-4015

If you have any questions regarding the above policy please contact your Housing Administrator at (905) 682-9201.