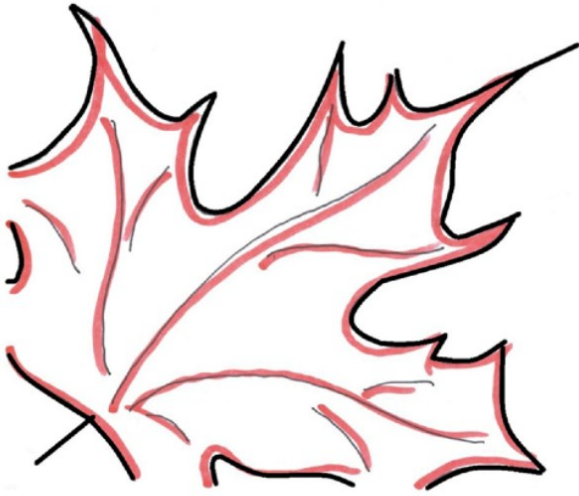




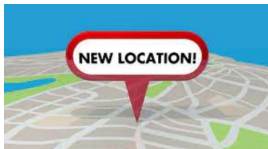
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Official Publication of the Building Operators Association (Calgary)

October 2026



Thornccliffe Greenview Community Association

5600 Centre Street N at 5pm

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Alberta Labour (Emergency)	403 297 2222
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City Of Calgary (All Departments)	311
Dangerous Goods Incidents	1 800 272 9600
Environmental Emergency	1 800 222 6514
Poison Centre	403 670 1414
Weather Information (24hr)	403 299 7878

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Les Anderson	

Front Cover: Keshav Bhandari



President's Message

I hope this
message finds you
& yours well and
in good health



The BOMA 5th Class Building Operator Course will be held in the near future. BOMA Calgary still needs students to sign up and fill the class. Contact **BOMA Calgary** at **403 237-0559** for the details and to sign up for the course. Sign up can also be done on BOMA website, boma.ca. It has been a struggle to get this off the ground again, but BOMA Calgary has it in hand and is ready and excited to train Building Operators.

We still intend to offer a trade show later this year. Please keep in touch for the date and the details.

October 13th we continue our Guest Speaker series of meetings. Meetings will again be held in the boardroom at the Thorncliffe

Greenview Community Association (TGCA). Speakers are subject matter experts in their field, and everyone is welcome to attend. If you are attending, please bring a co-worker - the knowledge you can acquire is incalculable.

The meeting will begin at 5PM and end around 7PM. I hope to see you at the next meeting.

Respectfully,
Les Anderson
BOA Calgary President

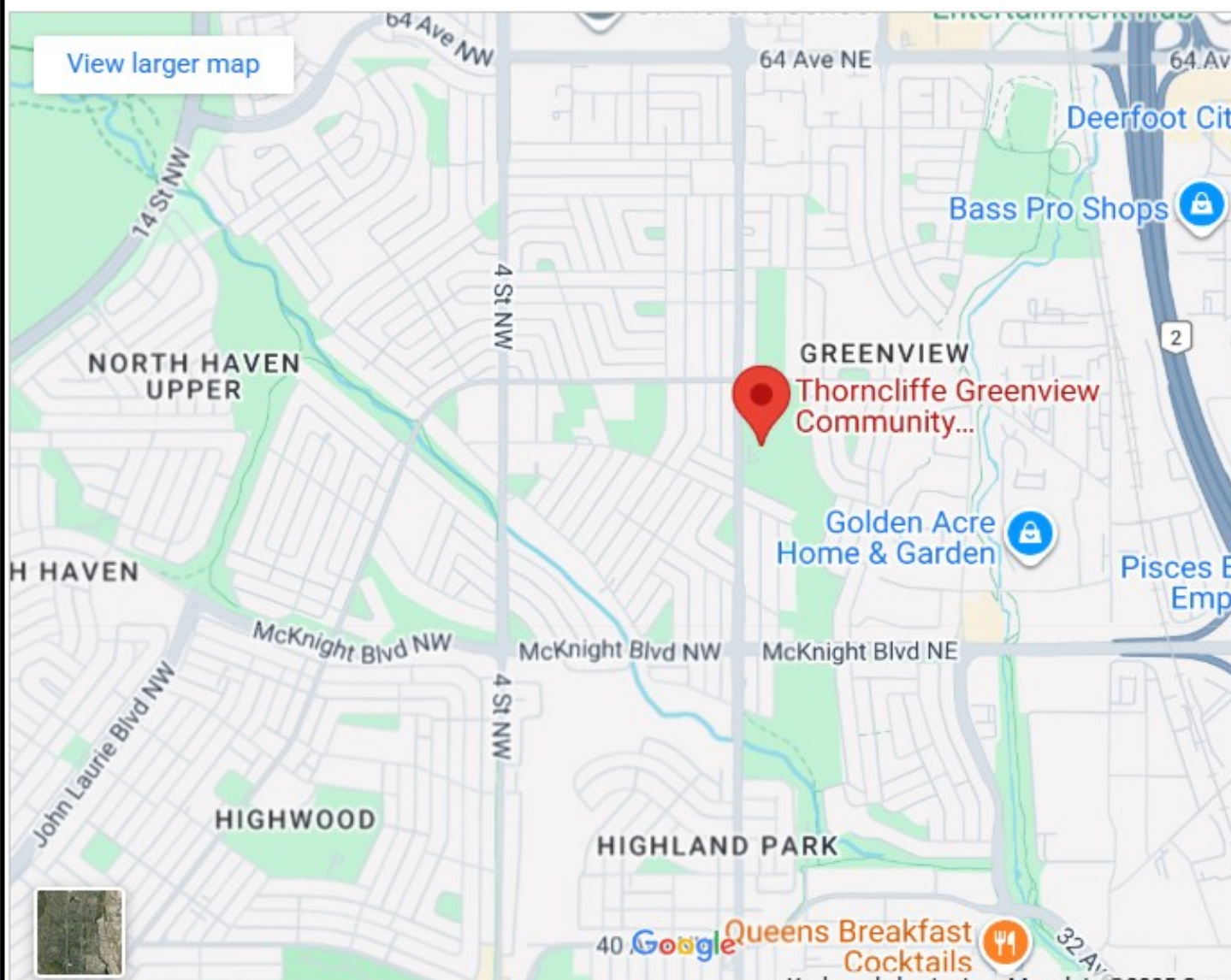




**Join us at our Monthly Meeting on
Tuesday October 13th, 2026**

at our new location:

**Thorncliffe Greenview Community
5600 Centre St N, Calgary, AB T2K 0T3**



**Meeting starts at 5pm to 7pm
Free Parking**

JOIN US:

TUESDAY OCTOBER 13, 2026 AT 5PM FOR

OUR MONTHLY MEETING

TITLE: Smarter, Connected Buildings:
How Intelligent System Integration Improves
Building Operations

PRESENTER: Eddison Sambury
Senior Project Manager with the Intelligent
Integrated Systems Group
Smith + Andersen

LOCATION: Thorncliffe Greenview Community
Association & Recreation Centre Boardroom
5600 Centre St N, Calgary, AB T2K 0T3

PRESENTATION EXTRACT:

- Why building systems (security, BAS, lighting, AV) are so often disconnected — and what that costs operators in time and budget
- What "intelligent integration" really means, in practical terms
- Real examples of connected systems reducing troubleshooting time and improving tenant experience
- Practical steps building operators can take to advocate for and plan smarter system upgrades
- Open Q&A

BIO:

Eddison Sambury is a Senior Project Manager with the Intelligent Integrated Systems group at Smith + Andersen, where he leads the design and delivery of integrated building technology projects, including access control, security, AV, and building automation — for commercial real estate clients across Western Canada. With 25 years in infrastructure, systems, and operations, spanning oil sands capital projects in Fort McMurray to multi-million dollar ITS and AV integrations, Eddison brings a track record of managing complex, high-stakes builds where systems have to work the first time, every time. He speaks regularly on Intelligent Building Systems and practical AI integration for industry audiences looking past the hype.





the pressure equipment safety authority

ABSA, the pressure equipment safety authority, has a new office in Calgary, located at:

#100, 1111 - 57 Ave. NE.

All in-person activities in Calgary, including exams, will be held at this office. Our Edmonton office, where our Finance team processes payments, is unaffected.

If you have any questions or concerns, please reply to this email or phone **ABSA Reception in Calgary at 403-291-7070.**



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TEST YOUR OPERATOR IQ!

Are you equally adept at troubleshooting problems in the boardroom and the boiler room? As the resident facility guru, there's a lot riding on whether or not you know the difference between sounds control and a sound investment.

Try our monthly Operator IQ challenge...answers on page 33

1. **A closed expansion tank is usually equipped with a/an:**
 - a. gage glass
 - b. pressure relief valve
 - c. automatic fill valve
 - d. circulating pump
 - e. Thermometer
2. **A closed type expansion tank in a hot water heating system must:**
 - a. be full of water at all times
 - b. have a vent open to the atmosphere at all times
 - c. be located three meters above the boiler
 - d. be located no higher than the top of the boiler
 - e. be partially filled with air at all times
3. **A hot water boiler is protected from over pressure by a/an:**
 - a. safety pop valve
 - b. high limit pressure control
 - c. expansion valve
 - d. air release valve
 - e. safety relief valve
4. **A pressure or altitude gage for a hot water boiler:**
 - a. must be equipped with a siphon
 - b. shall have a dial scale at least 3 times the maximum allowable working pressure
 - c. does not require a siphon
 - d. must have a temperature dial
 - e. must be of 51 mm pipe size
5. **An altitude gage on hot water heating boilers is used to indicate:**
 - a. expansion tank temperature
 - b. boiler temperature
 - c. furnace draft
 - d. height of the highest radiator in system
 - e. the height of the boiler
6. **An automatic fill valve:**
 - a. will maintain maximum system pressure at all times
 - b. is a mandatory fitting
 - c. is not mandatory
 - d. opens only when expansion tank level is low
 - e. can be used with an open tank system

Facilities Management: Expense or Investment?

Juan Carlos LaGuardia Merchán

Facility management is a cost centre to be managed as a business, regardless of whether facility management services are provided within the company or are external, are of great importance.

Therefore, we find Facility Managers under constant pressure to reduce costs. Since our department competes with other resources in obtaining the necessary improvements, it can not be made at the right time if the required funds are allocated to other items.

Therefore, in addition to monitoring their expenses in detail, facility managers must understand how they fit into the company's cost structure and help achieve its strategic objectives.

Since investments in facilities are made to facilitate the activities of the business, we must consider that, to obtain good results in the core business of any company, it is critical to ensure optimal use of its assets and, above all, have full confidence in the availability of their property and all activities support your business.

Referring to effectiveness and cost efficiency, we must remember that getting the right service results in cost-effectiveness, while just paying what they set cost efficiency. However, the goal is not to cut costs, but to provide the level of service needed at the lowest possible cost.



Something we should not leave aside the role of the client, we should not overlook how important it is to adapt our services and investments to their expectations.

The facility manager seeks to raise awareness among companies of the importance and the enormous impact of the management of long-term resources, both directly, through costs and indirectly through productivity derived from its management.

The implementation of Facility Management in strategic decisions of the company can significantly impact business performance, achieving an increase in return on invested capital through better use of real estate assets, reducing operating costs, improvements in the quality of life of users, guarantees of non-business interruptions, clarity in accounting and the release of key management resources to concentrate on the core business of the company.

Article reprinted with permission

Kitchen Fire Suppression System – How Does It Work?

Commercial kitchens are considered high-risk areas because of the presence of cooking oils, grease, high temperatures, gas, and electrical equipment.

That's why a dedicated Kitchen Fire Suppression System is used to protect cooking equipment and exhaust hoods.

💧 Main Components:

◇ Wet Chemical Agent Cylinder

Contains the extinguishing agent specifically designed for cooking oil and grease fires.

◇ Detection System

Usually uses Fusible Links / Heat Detection to detect excessive temperature.

◇ Discharge Nozzles

Strategically installed above cooking appliances such as:

- Fryers
- Grills
- Ranges
- Cooking surfaces
- Hood & Duct areas

◇ Pipe Network

Transfers the extinguishing agent from the cylinder to the discharge nozzles.

◇ Manual Pull Station

Allows the system to be activated manually in an emergency.

◇ Gas/Fuel Shut-off

The system can automatically shut off the gas or fuel supply when activated.

◇ Electrical Interlock

Cooking equipment can also be automatically disconnected to prevent the fire from continuing.

◇ Fire Alarm / BMS Interface

The activation signal can be monitored through the Fire Alarm System or BMS.

⚡ Typical Sequence of Operation:

Fire / High Temperature



Heat Detection / Fusible Link Activation



System Activation



Wet Chemical Discharge



Gas & Equipment Shutdown



Fire Alarm Signal



The major advantage of a Wet Chemical System is that it doesn't simply suppress the flame; it also helps cool the cooking oils and prevent re-ignition.



For MEP & Fire Protection Engineers:

Kitchen suppression is not just about installing nozzles. Proper equipment coverage, nozzle selection, detection, piping, fuel shutdown, electrical interlocks, and integration with the fire alarm system are all critical parts of the design.





System Schematic

— Agent Piping
 — Gas Line
 --- Electrical Signal
 --- Detection Line

Key Components

- 1 Agent Cylinder (Wet Chemical)**
 - Stores the extinguishing agent
 - Capacity based on kitchen size
- 2 Detection System**
 - Fusible Links / Heat Detection
 - Activates the system
- 3 Discharge Nozzles**
 - Cover cooking appliances, hood & duct
 - Proper spacing & angle
- 4 Control Head & Valve Assembly**
 - Releases the agent
 - Pressure gauge for monitoring
- 5 Piping Network**
 - Stainless Steel or Approved Pipe
 - High pressure rated
- 6 Gas / Fuel Shut-off**
 - Shuts down gas supply
 - Prevent fuel feeding the fire
- 7 Electrical Interlock**
 - Shuts down equipment
 - Power disconnection

Sequence of Operation

1

 Heat / Fire Detected

2

 Detection Activated

3

 System Releases

4

 Wet Chemical Discharge

5

 Fire Controlled

Real Installation (Example)

Note: Kitchen Fire Suppression Systems must be designed and installed according to **NFPA 17A** standard.

Protect Life

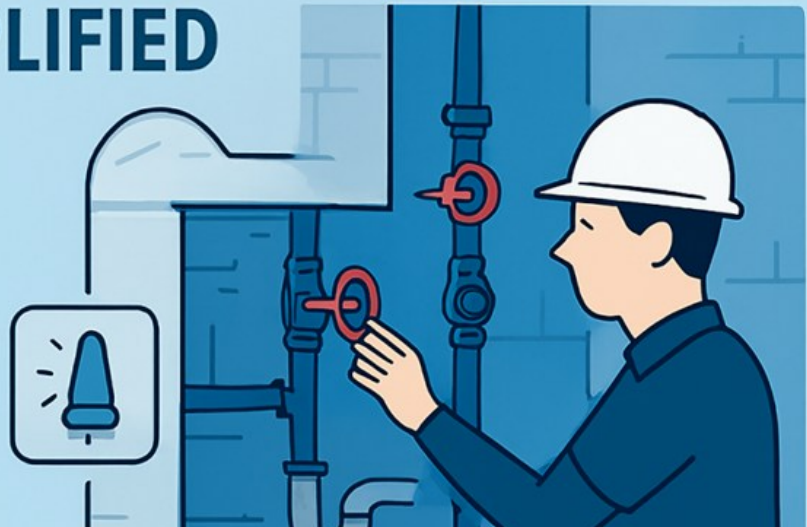
Protect Property

Ensure Safety

Let's Talk Building Ops: Systems Simplified - Plumbing

LET'S TALK BUILDING OPS

SYSTEMS SIMPLIFIED – PLUMBING



Plumbing is one of those systems buried in the walls that we all hope we never have to touch (knocks on wood). That said, there's still a long list of items that require attention if you want your building running smoothly and without surprises.

Before we even get into systems, drill these into your head if you don't already know them:

- DCW – Domestic Cold Water
- DHW – Domestic Hot Water
- HWT – Hot Water Tank
- Potable water – drinkable

Non-potable water – flushing and irrigation

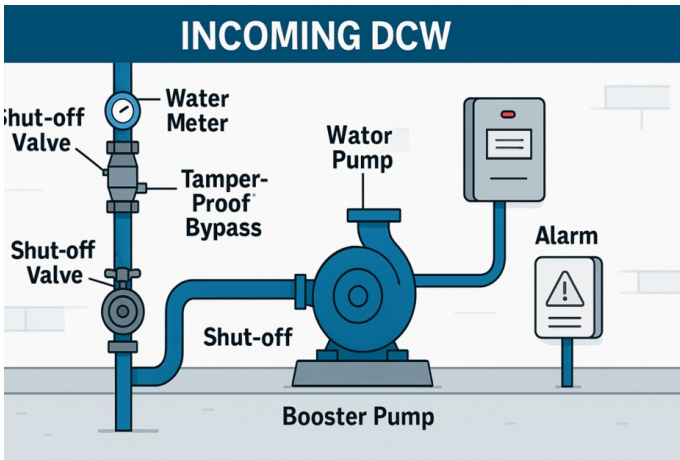
This is the start of all water entering your

building, typically located in the sprinkler room. The incoming DCW line is usually equipped with a backflow preventer, water meter, tamper-proof bypass, and a shut-off valve.

From there, building height and size matter. Anything over three stories will generally have a booster pump package depending on water demand. The booster pump pushes water to the top of the building and lets gravity do the rest.

If tenants are complaining about plumbing fixtures, this is your first stop. Are pressures correct? Are pumps constantly running? Are alarms active?

The main DCW riser feeding tenant floors and



base building systems should be equipped with isolation valves. My tip here: move those valves randomly. Not constantly, but at least annually, especially if you haven't had projects completed in a while. A valve in the right spot is useless if it hasn't been exercised and won't close when you need it most.

Know where every shut-off is in your building. Write it down. Save yourself those frantic minutes during an emergency.

Most toilets, urinals, and faucets need specific pressures to operate properly. If multiple fixtures are acting up at once, odds are it's incoming pressure, not the fixture itself.

From a testing standpoint, annual backflow testing is required. Depending on tenant type and building use, potable water testing may also be part of your program.

Once water is used, it has to make its way back to the city. Drain lines run parallel with vent lines to ensure proper flow and prevent air lock.

Some drains go directly outside into

overflow tanks and then into municipal catch basins. Others terminate in sump pits where water is pumped out at a controlled rate.

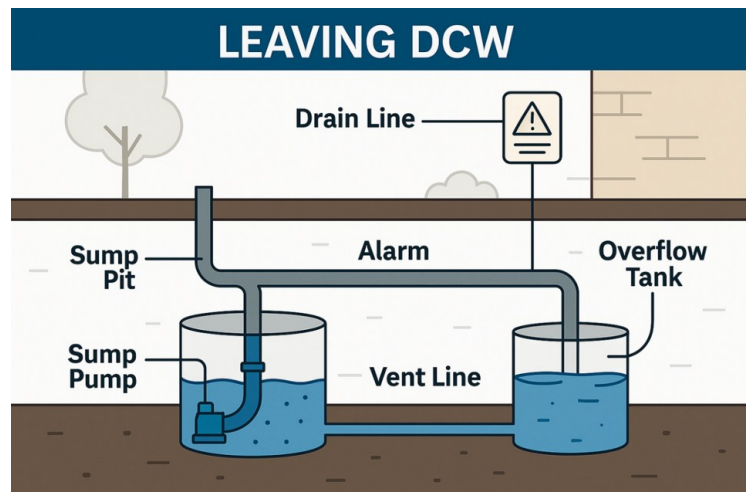
If you have storm or sanitary sump pits on site, do not let them become the forgotten system underground. Manually run the pumps. Listen to the discharge. Test the audible alarms. If they're tied into BAS, make sure the readings are actually accurate.

If a sump pump fails, you'll find out fast and usually at the worst possible time.

Water shutdowns are never just about water. They create a ripple effect across systems: cooling towers, boilers, steam systems, make-up water, tenant equipment, and more.

Understanding where water goes and how much is typically used is valuable knowledge to have in your back pocket. Most shutdowns are short unless you're dealing with a city valve, but even interior work can impact other systems if you're not paying attention.

I love green grass as much as the next person, especially after a fresh cut with clean lines, but irrigation can be a massive water consumer. Make sure settings are minimized and schedules are set for overnight or early



morning. Rain sensors are a great start, but they still need inspection and testing to ensure they're actually doing their job.

Inside the building, low-flow plumbing devices make a real difference. Technology has come a long way, today's waterless urinals are not the same as the early versions that gave them a bad reputation. Even small upgrades like changing aerators or installing a few waterless fixtures can significantly reduce usage.

Janitor closets and slop sinks are some of the most leak-prone fixtures in the building. Yes, they're back of house, but a slow drip over time can cause real damage. A \$20 hose or washer replacement is a lot cheaper than dealing with water damage later. Staff training matters here, operators and cleaners should be comfortable flagging wear and tear early.

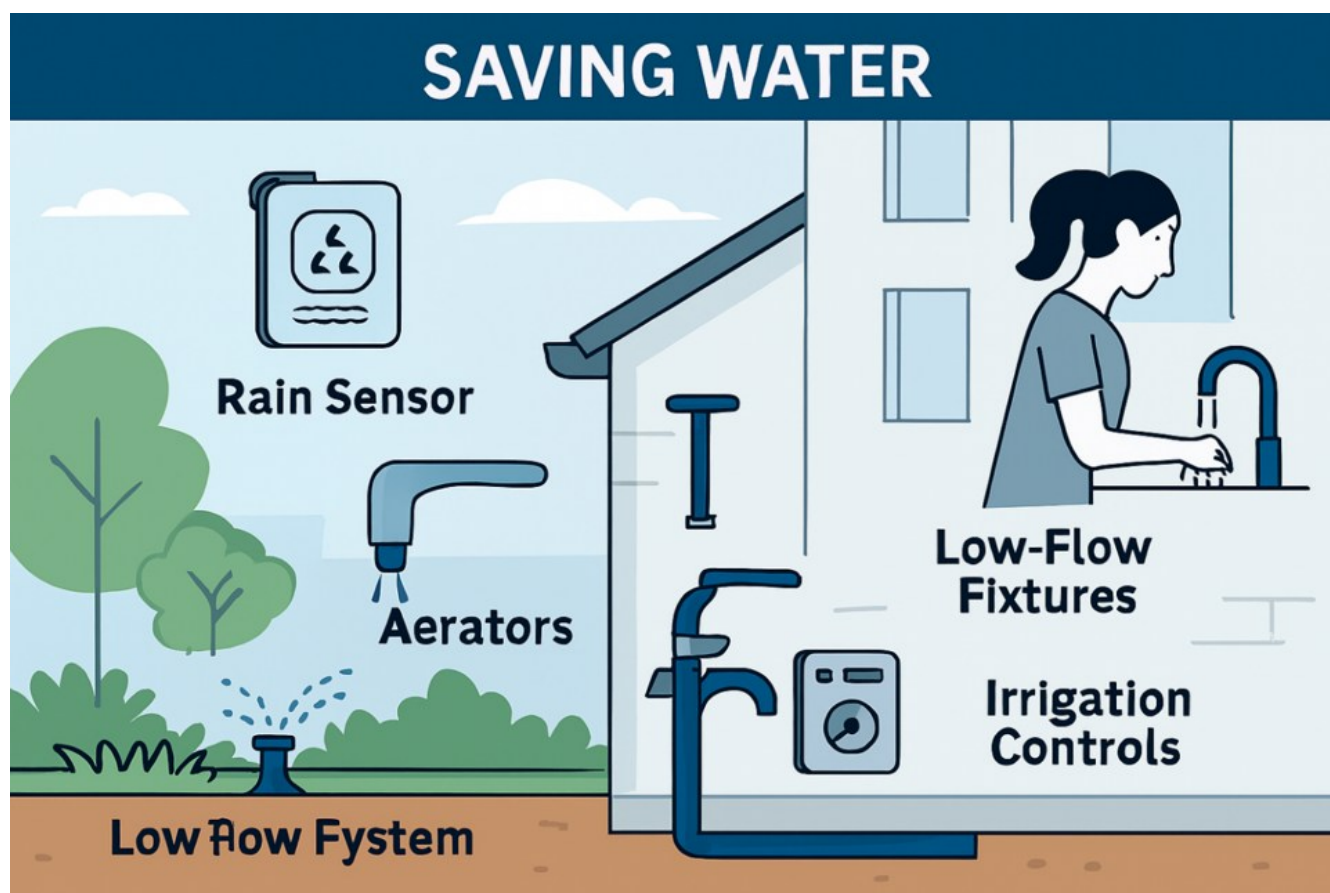
Mechanical equipment is often the biggest water user in the building. Stay on top of water treatment daily. Poor control leads to unnecessary blowdowns, which means chemicals, water, and money literally going down the drain. When shutdowns are required, isolate as much as possible to minimize water loss.

Final Thoughts

Plumbing may be hidden behind walls and ceilings, but when it goes wrong, everyone notices. The key isn't overcomplicating it, it's knowing your system, exercising what's already there, and paying attention to the quiet warning signs before they turn into emergencies.

Understand your flows, respect your shut-offs, and never assume "it'll be fine." Plumbing doesn't ask for much just don't ignore it.

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10 FUN FACTS ABOUT HALLOWEEN

1. HALLOWEEN IS THE SECOND-LARGEST COMMERCIAL HOLIDAY IN THE COUNTRY
2. THE NIGHT BEFORE HALLOWEEN IS CALLED MISCHIEF NIGHT OR GOOSEY NIGHT
3. THE NEXT TIME THERE WILL BE A FULL MOON ON HALLOWEEN WILL BE 2039
4. PRINCESSES AND SUPERHEROES RANK AS THE MOST POPULAR COSTUMES
5. ONE IN FIVE ADULTS USUALLY PRETEND NOT TO BE HOME ON HALLOWEEN
6. DISNEY ALMOST MADE HOCUS POCUS A COMPLETELY DIFFERENT MOVIE
7. THE FASTEST PUMPKIN CARVING EVER ONLY TOOK 16.47 SECONDS
8. WILL SMITHS DAUGHTER, WILLOW, WAS BORN ON HALLOWEEN
9. TRICK-OR-TREATING HAS EXISTED SINCE MEDIEVAL TIMES
10. CANDY CORN WAS ORIGINALLY CALLED "CHICKEN FEED"



THE FAREWELL DOME: CALGARY'S ICONIC SADDLEDOME

An Editorial Retrospective on an Architectural Marvel (1983–2027)

The Architectural Legacy

The **Scotiabank Saddledome** stands as one of the most iconic structures in Canadian sports history, instantly recognizable by its distinct, reverse-curvature saddle-shaped roof that perfectly mirrors Calgary's rich Western heritage. Opened in **1983** to support the city's bid for the 1988 Winter Olympics, the arena has served as the roaring heart of Calgary for over four decades. As the beloved home of the Calgary Flames, it has anchored generations of hockey memories, high-stakes battles, and an unmistakable community spirit that cemented 'The Dome' as an irreplaceable fixture of the skyline.



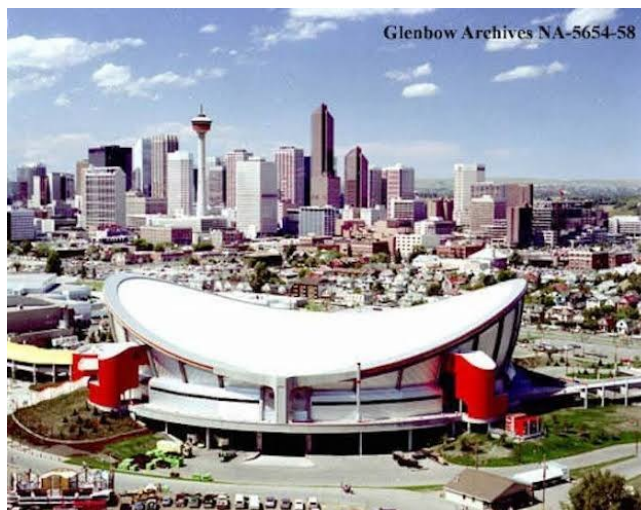
Initial Building & Engineering Phase

Ground officially broke on July 29, 1981, kicking off a massive engineering feat in Stampede Park. To support the massive inverted roof without internal pillars blocking sightlines, engineers designed a revolutionary hyperbolic paraboloid structure. The perimeter concrete ring beam was cast in sections, spanning a vast web of stretched steel cables. Over 390 precast concrete panels were carefully hoisted and locked into place, creating the famous sweeping saddle shape that defined Calgary to the world just in time for the historic 1988 Winter Games.

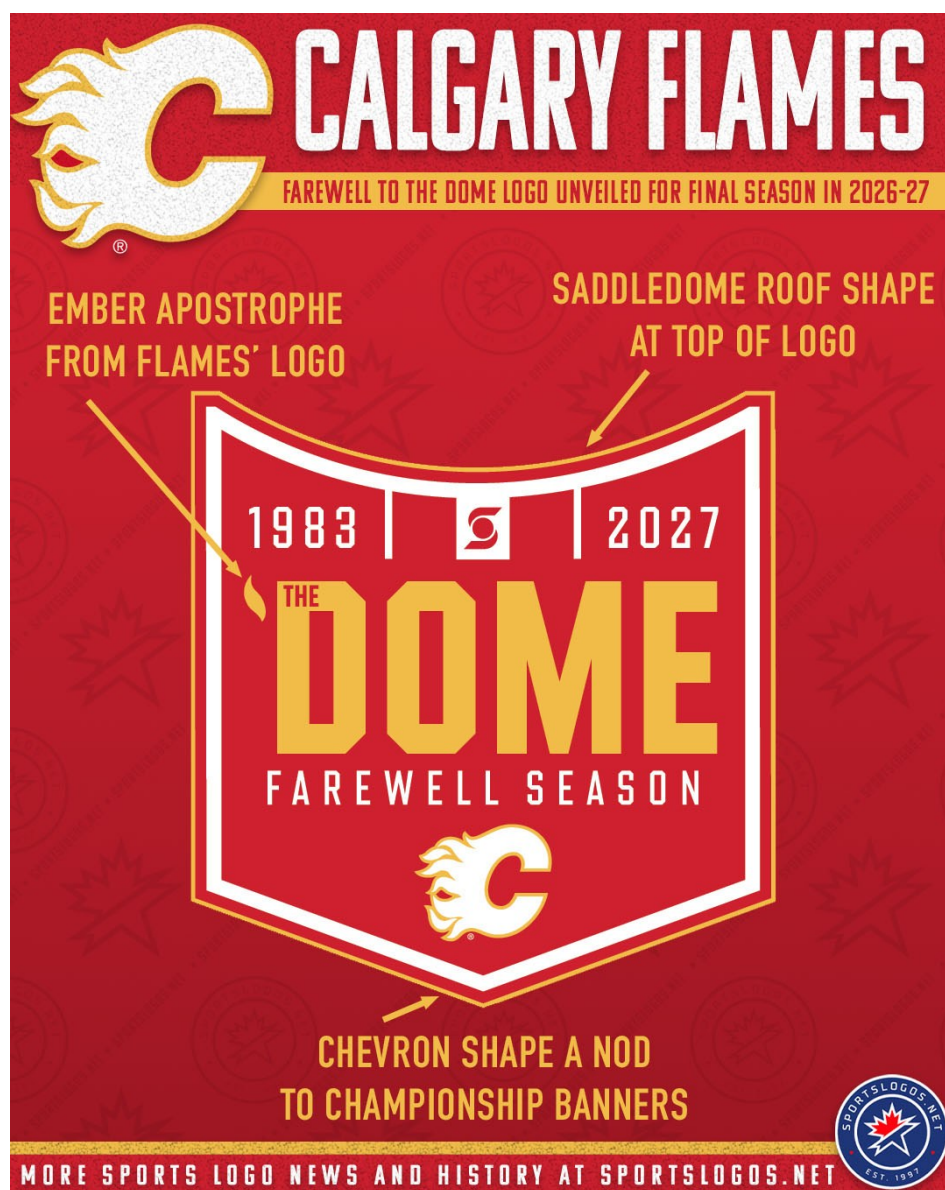


The Final Horn: 2026–27 Farewell Season

The current hockey campaign marks the 44th and final season of hockey operations inside the iconic venue. As both the Calgary Flames (NHL) and Calgary Wranglers (AHL) play their final emotional games at the Dome, the city prepares to transition permanently to the brand-new Scotia Place arena next season, bringing an end to a legendary downtown era.



The Final Ride: The 2026–27 Farewell Season



The 2026–27 hockey operations calendar marks the final 44th and concluding year for the legendary Scotiabank Saddledome before operations officially transition to the new Scotia Place arena. To celebrate this historic finale, the city and franchise are honouring the arena with exclusive milestones:

- **Commemorative Center Ice:** The main ice features a custom farewell logo dynamically embedded with the names of every single season ticket member.
- **Special Merchandise:** A collaborative 'Dome Farewell collection designed alongside Local Laundry pays final homage to the facility's history.
- **Theme Nights & Giveaways:** The final schedule features 22 dedicated theme games spanning a celebratory final ride.
- **Dual Tenants:** The Calgary Wranglers (AHL) are sharing the spotlight, playing out their fifth and final farewell season in the building.

Cooling Tower – The Silent Giant of Industrial Cooling

A cooling tower is an important mechanical system used to:

- Remove excess heat from industries, power plants, factories, and large HVAC systems.
- Its main purpose is to cool hot water by allowing heat to escape into the atmosphere through:
- Evaporation and
- Air circulation.

How Does a Cooling Tower Work?

- Hot water from industrial machinery enters the tower
- Water spreads over fill material to increase surface area
- Air flows through the tower using:
 - fans or natural draft
- A small portion of water evaporates, removing heat
- Cooled water is recirculated back into the system

This process improves: energy efficiency and equipment performance.

Common Types of Cooling Towers

- Natural Draft Cooling Towers
- Mechanical Draft Cooling Towers

- Crossflow Cooling Towers
- Counterflow Cooling Towers

Where Are Cooling Towers Used?

- Thermal power plants
- Large commercial buildings
- Manufacturing industries
- Chemical plants
- HVAC systems
- Refineries and steel plants

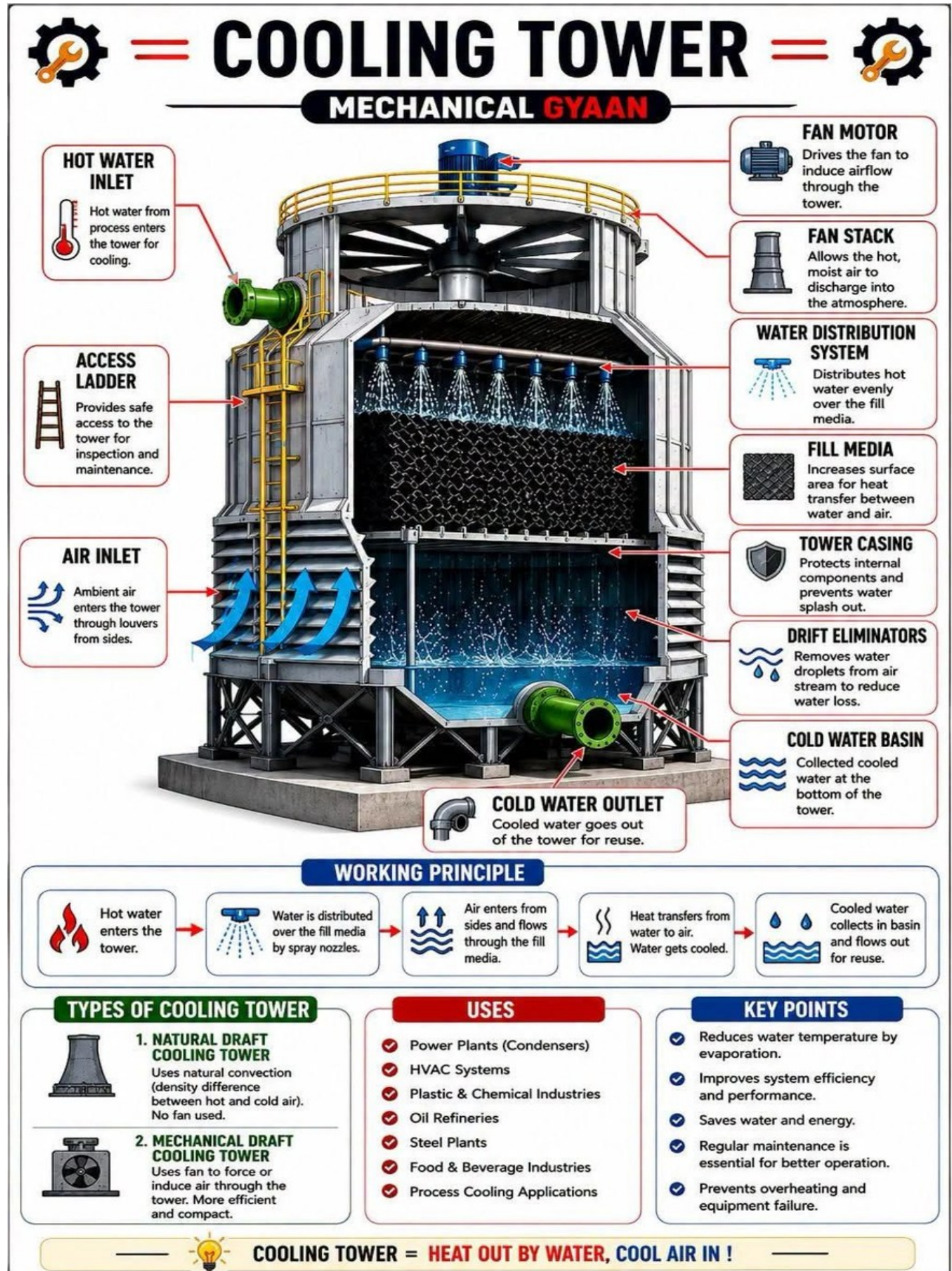
Study Point / Engineering Concept

Cooling towers work based on Heat transfer, evaporation, fluid dynamics and thermodynamics.

They are essential for maintaining machinery temperature, preventing overheating, and improving industrial efficiency.

Without proper cooling systems, many heavy industrial operations could suffer: equipment failure, reduced efficiency, and major energy losses.

“Cooling towers may appear simple from outside, but they are powerful engineering systems that help modern industries operate safely and efficiently.”



ALBERTA TIME STARTING THIS FALL!



Alberta is moving to **PERMANENT ALBERTA TIME**
and eliminating the twice-yearly clock changes.

THE OLD WAY



SPRING

Clocks moved **forward**
to observe
Daylight Saving Time.



FALL

Clocks moved **back**
to Mountain
Standard Time.

THE NEW WAY



ALBERTA TIME YEAR-ROUND

No more changing clocks.
More time for what matters.



BEGINNING IN
NOVEMBER 2026,
CLOCKS WILL NO LONGER BE
RESET TO MOUNTAIN STANDARD TIME.



ALBERTA WILL REMAIN ON ALBERTA TIME YEAR-ROUND.

*More daylight in the evening.
More time to enjoy Alberta.*

Signature Analysis

Finding The Common Causes Of Vibration



When a piece of machinery is designed and built, dimensional variations are allowed in its manufacture. These cause the machine to vibrate. (From this information we can ascertain what is acceptable vibration.) If we were to take a series of vibration readings, we would end up with the machine's inherent vibration "signature." Each signature is unique with similar machines showing similar signatures. This signature is used as a baseline measurement with which all consequent readings are compared.

With consequent vibration readings, taken under identical conditions, we are able to conclude if any deterioration has taken place in the machine's condition, with the defect affecting the vibration signature. Because defects change the vibration signature in different ways, we are not only alerted to a possible problem, but we are

also able to establish problem source. There are less than 20 likely causes of excess machine vibration, with the majority falling into three major areas: unbalanced machinery, misalignment and defective anti-friction bearings. Other common causes of vibration are, eccentric journals, defective gears, mechanical looseness, bad drive belts, electrical forces, reciprocating forces, rubbing, resonance, oil whirl, and hydraulic pulsation.

In order to analyse a vibration signal, we first of all have to collect it. This is achieved with vibration pickup devices, which are usually placed on the machinery bearing caps. The caps are an ideal place for pick-ups because of their accessibility, and because they are the points through which vibration transmits the most readily. For each point, the vibration signal picked up is then recorded in a vibration meter or vibration analyzer. A



vibration meter will allow the operator to detect defect, but in order to analyze the cause, we need to use a vibration analyzer.

There are three basic types of vibration pick-ups in common use:

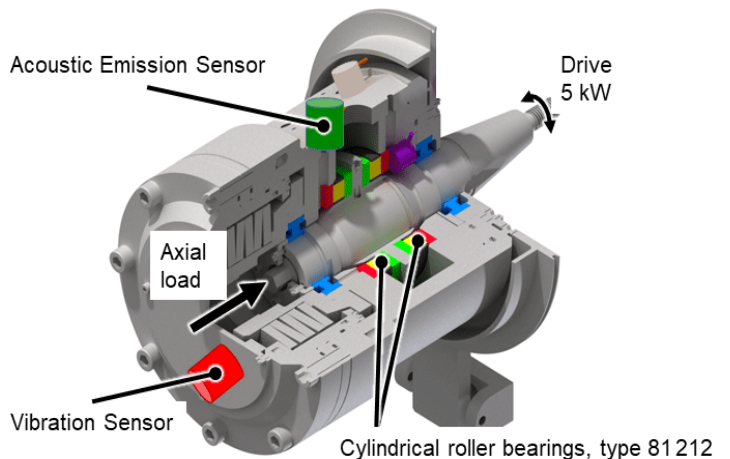
1. Velocity pick-up. These devices are commonly used for general measurement. They are easy to use and can be handheld. They are generally used for measuring in the 600 - 60,000 cpm frequency range. The unit uses a moving coil supported by a spring. A magnetic field is set up around the coil by a permanent magnet attached to the outside case. When the pick-up is placed against a vibrating object, the magnet moves back and forth over the stationary coil generating voltage in the wire. This voltage is then transmitted and decoded by the meter or analyzer.

2. Accelerometer. This small, lightweight pick-up is very sensitive to vibration occurring at high frequencies up to 600,000 cpm. Because it is less sensitive to stray magnetic fields, it is ideally suited for the monitoring of large AC motors and alternators. Piezoelectric crystals are sandwiched between the accelerometer case and a small weight. When the unit is attached to a machine, the vibration compresses the piezoelectric crystals against the weight. Because these crystals generate

an electrical charge proportional to the amount they are compressed, an output signal proportional to the vibrations acceleration is sent to the analyzer.

3. Non-contact pick-up. This kind of pick-up is generally used in permanent installations for continuous monitoring. It is commonly found on high-speed machinery such as turbines, centrifugal pumps and compressors, where lightweight rotor shafts are mounted in massive bearings. Because of its installation requirements it does not readily adapt to portable situations. They are designed to measure the relative vibration between a shaft and its bearings through proximity sensing.

This technology demands structured work methods, proper set-up, proper training, dedication and commitment. With these in place, the maintenance department will make good use of what is probably the most powerful diagnostic tool available to them. The obvious benefit of vibration analysis is reduced downtime, but non-intrusive vibration monitoring is also used for new equipment inspections, balancing, noise control, shaft alignment, and more.



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Better Buildings Connect | BUILDEX Alberta 2026

The Building Operators Association of Canada (BOA) is pleased to share an invitation to [Better Buildings Connect](#), an upcoming networking reception hosted by the Alberta Energy Efficiency Alliance, Alberta Ecotrust, and the City of Calgary.

The event will bring together building owners, operators, asset managers, sustainability professionals and industry partners from across Alberta to discuss practical strategies for improving building performance, reducing operating costs, planning capital upgrades, and advancing energy and emissions goals.

Join industry leaders and connect with peers while learning about initiatives, programs and resources that support long-term building performance and asset management.

[EVENT DETAILS](#)

Date: Tuesday, October 20, 2026

Time: 5:00 PM – 7:30 PM

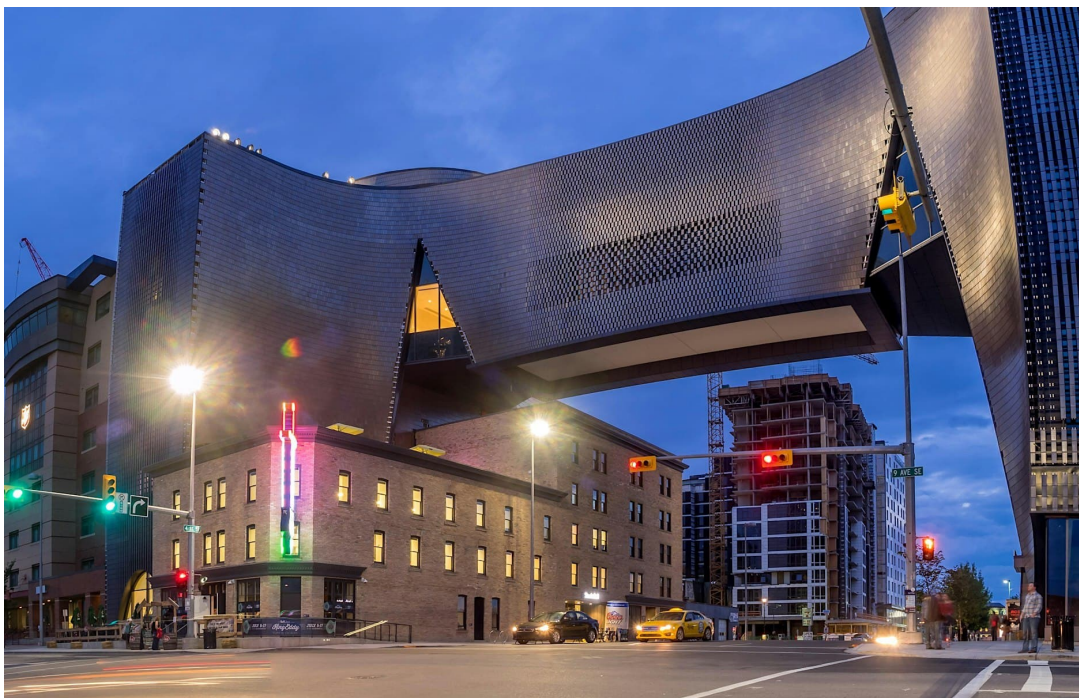
Location: King Eddy, Calgary

Cost: Free

Attendance at BUILDEX Alberta is not required to attend this event.

We hope you can join us!

[REGISTER FOR FREE](#)



IMPORT UPDATE:

LOCKBOX PROGRAM



Honeywell has discontinued the TRACcess (Supra) lockbox product line along with all support and services. Because this change comes directly from the manufacturer, any Supra lockbox lids currently installed on business premises will need to be replaced or retrofitted to remain compliant with the National Fire Code.

To maintain secure emergency access and code compliance, all existing Supra lockbox lids must be retrofitted with the approved Knox Lift-Off Retro Lid before **December 31, 2026**. Orders should be placed through the Knox website before **October 30, 2026**, and installations must be completed by CFD. Non-compliance fees will apply after the deadline.

We've also implemented several cost-saving measures for businesses, including removing third-party lockbox inspection requirements, waiving key-add fees during retrofit, and eliminating the need for locksmith/provider contracts.

If you're able to distribute the notice below to your members, it would be extremely helpful in ensuring building operators are aware of these requirements and timelines.

If anyone has questions or needs clarification, they can visit calgary.ca/lockboxes or contact lockbox@calgary.ca.

Best regards,

Michael Garner

Fire Inspections Coordinator

Calgary Fire Department

Caught in the Current: What Every Building Operator Must Do When Facing an Electrical Hazard

[Juan Carlos LaGuardia Merchán](#)

In the world of facilities management, few emergencies demand more immediate attention or come with greater risk than electrical hazards. One wrong move can mean injury, fire, or even fatality. Yet, too many building operators are caught off guard when a real threat emerges. Do you know what to do when the lights flicker, the circuit hums, or the acrid smell of burning insulation hits your nostrils? This isn't theory, it's your responsibility.

This article explores how seasoned professionals handle electrical emergencies and how you can be just as prepared, calm, and effective when it matters most.

A Real-World Wake-Up Call

Two years ago, in a research facility in central Manchester, a minor water leak from a rooftop chiller found its way into an electrical panel via a ceiling conduit. It happened overnight.

By morning, a facilities technician inspecting a temperature anomaly heard a faint crackling noise behind the panel and saw a slight wisp of smoke. He didn't panic. Instead, he followed protocol: isolated the panel, triggered the emergency shutdown, alerted the electrical response team, and evacuated the floor.

The potential disaster was neutralised in under 15 minutes. No fire. No injuries. Minimal



downtime.

His quick action came not from luck, but training.

How to Handle an Electrical Hazard – Step by Step

- 1. Remain Calm and Assess the Risk.** Do not rush in. Stay calm. Ask yourself: Is this an active arc? Is there smoke, heat, or sound? Do not touch anything that may be energised. Visual and auditory cues are often the first sign that something is wrong.
- 2. Isolate the Area Immediately.** Keep people away. Secure the zone. Use signage or barriers. Preventing exposure to others is a top priority.
- 3. Shut Off the Power – If It Is Safe to Do So.** If you know the source and can shut off the electricity from a safe, dry, and insulated location (like a main breaker outside the hazard area), do it. Never attempt this if water is involved or if there's visible arcing.
- 4. Contact the Right Emergency Services.** Activate your internal emergency procedures. Alert your facility's electrical contractor or in-house qualified electrician. If fire or major damage is involved, call emergency services.
- 5. Evacuate If Required.** Don't hesitate to evacuate if there's any indication of fire or potential for explosion. Follow your facility's fire and life safety protocol.
- 6. Keep a Log of Events:** Time of detection. Observations. Actions taken. This record will be crucial for post-incident reviews and insurance purposes.
- 7. Initiate Lockout/Tagout Procedures.** Once safe, ensure the affected system is locked out and tagged until a certified technician verifies its safety.



8. Conduct a Root Cause Analysis. Every electrical hazard is an opportunity to learn. Was it equipment failure? Moisture ingress? Human error? Identify the cause and prevent recurrence.

9. Review and Update Protocols Ensure that lessons learned translate into updated SOPs, enhanced training, and improved infrastructure.

10. Communicate With Your Team. Transparency builds trust. After the event, debrief your team. Share the incident, the lessons, and the plan going forward.

Why This Matters More Than You Think

Most electrical incidents in buildings are preventable, yet thousands occur annually in the UK alone. Building operators are the first line of defence. It's not just about preventing property damage; it's about protecting lives and sustaining critical operations. An untrained or unprepared response can turn a manageable issue into a catastrophe.

The Hidden Dangers You Might Overlook

- Improperly labelled panels
- Wet environments near power sources
- Ageing or uninspected electrical infrastructure
- Overloaded circuits
- Poorly managed third-party contractors

Each of these is a silent threat waiting to become your next emergency.

Investing in Training Saves Lives

Do not wait for your first electrical emergency to become your training session. Invest in:

- Annual electrical hazard awareness training
- Regular emergency response drills
- Documented isolation procedures
- Frequent inspection schedules

Your team's confidence in handling electrical hazards must match their confidence in routine maintenance.

If you're a building operator reading this, ask yourself: When was the last time I walked through our emergency electrical response protocol? If your answer is anything other than "within the last three months," you're overdue. Schedule a review. Conduct a drill. Talk to your team. Bring your electrical contractor in for a refresher. Don't wait for the smell of burning plastic to be your wake-up call.

Because in an electrical emergency, being reactive is already too late.



Article reprinted with permission



ALBERTA CHIEF POWER ENGINEERS EDUCATION CONFERENCE (ACPEEC)



The Alberta Chief Power Engineers Education Conference Committee have been working diligently to prepare for the **2026 ACPEEC Conference on October 28th at the Renaissance Hotel located at the Edmonton Airport.**

We will once again have a full day of presenters, Government and Regulatory representatives and a trade show for the development of our trade as we move towards the future.

The Chief Power Engineers meeting will be on the Tuesday afternoon before, along with the social event at the same location as the conference. **Registration is available on the <https://acpeec.ca/>**, along with a availability for highly discounted hotel rooms at the Renaissance Hotel until the end of September.

We look forward to seeing you at this exciting event!

KenKen Puzzle

How to solve the KenKen puzzle:

(Answers on page 33)

- Fill in the numbers from 1 –6
- Do not repeat the number in any row or column
- The numbers in each heavily outlined set of squares, called cages, must combine (in any order) to produce the target number in the top corner using the mathematical operation indicated
- Cages with just one square should be filled in with the target number in the top corner
- A number can be repeated within a cage as long as it is in the same row or column

2				3	6			
	1		8				6	7
8	6			4		5		1
			6	9				
	7	4	5		8	2	9	
	3	5	2			6	1	
		1	3		2	8		4
7	2				9			
	4			8		9	5	

Happy Canadian Thanksgiving!



Canadian Thanksgiving, celebrated on the second Monday of October, is a national holiday that focuses on giving thanks for the harvest and blessings of the past year. It has historical roots dating back to 1578 and was officially declared a national holiday in 1957. Typical celebrations include family gatherings, feasts with turkey and pumpkin pie, and reflecting on gratitude. The day also features outdoor activities and watching Canadian Football League games. It's a time for Canadians to come together and appreciate the season of harvest and abundance.

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If you are looking to begin your career in building operations or are currently employed in the industry but want to further your own professional development, this course is for you.

It teaches to the 5th Class Power Engineering standard, allowing you to take the ABSA exam when the course is complete.

[Click Here to Register](#)

The 5th Class power Engineering Course will begin on Thursday February 23, 2023 and will take place every Tuesday and Thursday evenings from 5-8pm

The course will be held online only using Zoom.

The fee for enrollment will cover the cost of the 150 hour course, textbooks, and BOMA certificate upon completion

please note this does not include the ABSA exam

The total cost including GST is \$2,199.75

Questions? Email Lloyd Suchet at lloyd.suchet@boma.ca for more details.

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TEST YOUR OPERATOR IQ ANSWERS

Answers: 1)a 2)e 3)e 4)c 5)d 6)a



Kenken Puzzle Answer

2	5	7	1	3	6	4	8	9
4	1	9	8	2	5	3	6	7
8	6	3	9	4	7	5	2	1
1	8	2	6	9	3	7	4	5
6	7	4	5	1	8	2	9	3
9	3	5	2	7	4	6	1	8
5	9	1	3	6	2	8	7	4
7	2	8	4	5	9	1	3	6
3	4	6	7	8	1	9	5	2

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**Why did the scarecrow
win a Nobel Prize?**

He was outstanding
in his field

woman's day



**How did the
little pumpkin
cross the road?**

With the help of
a crossing gourd.

woman's day



**What do you call a
pumpkin that works
at the beach?**

A life gourd.

woman's day

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