

# Features of our Green Office Space

## Reclaimed Materials



Materials from the Royal Bank building, Portage and Edmonton – donated by Manitoba Hydro.

Beams installed by ICR.

The oak and windows in the office walls, the metal heat diffuser units, the suspended acoustical tiles and kitchen cupboards were all reclaimed from a building being deconstructed by Manitoba Hydro to make way for their new headquarters. Oak doors from that building were reused in the boardroom, and made into boardroom tables.

The beams that make up the curved boardroom wall were reclaimed from a building that was being deconstructed in St. James.

## Design and Construction

Winnipeg firm Prairie Architects designed the space with input from the tenant groups. Inner City Renovation (ICR) was hired to do the construction and the materials reclamation. ICR is committed to the revitalization of Winnipeg's inner city (both residential and commercial) and creating quality employment for inner city low-income residents.

## Straw Fibreboard Panels

Made from crop residue remaining after a wheat harvest, Woodstalk Fibreboard is a terrific example making practical use of something previously considered a waste product. Also, it is produced locally, in Elie, Manitoba.

Containing up to 93% annually renewable resource material, Woodstalk converts crop residue into a useful substitute for conventional wood-based products.

Another advantage over conventional products is that the binder used in the product emits less unhealthy *volatile organic compounds* (VOC's) into the indoor-air environment.



## Energy Efficient Light Fixtures

The light fixtures use lamps that employ high-output T5 technology. As well as other differences, T5 lamps have slightly thinner casings than conventional bulbs.

T5 lamps offer a higher output of light than normal bulbs, resulting in a need for fewer bulbs, and therefore the consumption of less energy. As well as providing power savings, T5 lamps are slimmer and allow for smaller fixtures and greater light design flexibility, a strong ergonomic consideration.

## Low VOC Finishes (Volatile Organic Compounds)

### **Paint**

An ideal product for indoor painting, low VOC paints are virtually odour free. Intended to increase indoor air quality by limiting the harmful vapors associated with conventional paints, these and similar products are being used extensively in hospitals, schools, and office environments, where indoor air quality is a large and growing concern.

### **Varnish**

Produced in Vancouver by CBR, Broda Clarity Wood-Stone coating is a worker-safe, low *VOC* product that cleans up easily using soap and water. It has been certified by Environment Canada's *Eco-logo* program.

It provides benefits similar to other finishing products with respect to water and UV protection, but is composed of products that have a lower impact on surrounding air quality.

### **Stain**

Another CBR product recognized by the *Eco-logo* program for its safety and low *VOC* profile, Broda *Pro-Tek-Tor* wood finishers are water-borne, non-flammable, and have very little odour.



## Flooring

### **Linoleum flooring**

The roll flooring throughout the offices is made from linseed oil, rosins, and wood flour combined onto a natural jute backing. An all-natural product, it emits no harmful vapours and can be installed using solvent free adhesives.

The product provides environmental health benefits in addition to its low vapour output. The continuous oxidation of linseed oil has been shown to naturally inhibit the growth of bacteria, making it an ideal product for kitchens and bathrooms.



### **Tile Mosaic**

The tiles used in the mosaic were discarded or discontinued tiles donated by local tile suppliers. This durable, easy care floor is an attractive example of material reuse.

### **Carpet Tile**

The carpet tiles used in the boardroom have recycled content in their fibre and backing. The non-PVC backing reduces impact on indoor air quality. The manufacturer will take them back at the end of their useful life and reuse the raw materials to produce more, workable product. This is true cradle-to-cradle recycling.