

DISPOSAL OF PARTS AND EQUIPMENT

Just Mechanical Ltd embraces sustainable environmental practices by using various company owned trailers to return used equipment to our place of business where we endeavor to breakdown and recycle 100% of the product:

- **Refrigerants** are tested and they're recovered for recycling or reclamation – the process uses good trade practices as per the Government of Canada ODS (Ozone-Depleting Substances) and Global Warming trade practices.
- **Oils** are Recovered and taken to the recycling centre for reuse.
- **Equipment/units** are further broken down; separating the non-ferrous materials which are stored on-site until a trailer load is amassed for transport to the metal recyclers.
- **Cardboard** is placed in a locked recycling bin located at our place of business.
- **Paper products** are placed in blue bins at desks within the office and dropped off to recycling.
- **Beverage Bottles/Containers** are collected in-office and donated for proceeds on a quarterly basis.
- **Wood Products** are returned to the recycling section at the Coquitlam Transfer Station
- **Containers** are likewise bagged and returned.

ENVIRONMENTAL ACHIEVEMENTS

1. **Increase renewable energy sources and/or reduce the company's overall energy usage:**
 - We have implemented the use of GPS on service vehicles in order to more efficiently dispatch and provide us with vehicle usage data.
 - Fluorescent office lighting has been replaced with LED panels.
 - Just Mechanical has reduced its printers down to (1) Energy-Efficient communal all-in-one printer.
 - All office equipment and lighting are powered off at end of day or when not in use.
 - In-office heating and cooling is programmed according to season.
 - Timer and Motion-Detecting lighting within the office / warehouse.
 - Implementation a paperless office with digital reporting, forms, invoices, payroll etc. in lieu of paper copies.
 - Donating and/or recycling of old electronics and office equipment
2. **Reduced carbon use, GHG emissions or use of ozone depleting substances:**
 - The natural evolution to service vans with smaller more efficient motors is ongoing as the fleet turns over.
 - The replacement of R22 equipment with R410A and other 400 series refrigerant is a key part of the trades moving away from environmentally damaging refrigerants.
 - We actively recommend, supply and install high-efficiency natural gas appliances and where possible couple these to heat pumps greatly reducing fossil fuel usage.
 - We use environmentally friendly cleaning and soluble material, for maintenance and service.

3. **Implemented initiatives to reduce waste at the source or divert the waste from landfills/incineration:**
 - By carefully breaking down and sorting / removing the recyclable and recoverable material the amount of waste sent to the landfill is reduced with a large percentage of end-of-life equipment being 95% recoverable.
 - When possible, we install washable filters on HVAC systems where they meet the manufacturers' specifications instead of using throwaway filters.
 - Consulting, designing, installing and implementing boiler re-designs, resulting in 30% fuel savings year over year.

4. **Recycled water or other water recovery systems to reduce the use of potable water:**
 - Just Mechanical has assisted Customers in identifying HVAC equipment that uses Once-Thru Cooling (water is used once and then goes to drain) and has replaced numerous pieces of equipment that wasted potable water.
 - Just Mechanical Ltd also services and maintains building systems using treated recovered rain water for irrigation and water closets.
 - Installation of low-flow toilets and faucets
 - Installation of automatic sensor-controlled toilets and faucets
 - Removal and elimination of garburators
 - Just Mechanical Ltd has installed water meters on buildings and integrated water meters into the building management system that enables facility staff to log water consumption for all major water uses.

5. **Responsibly dispose of all hazardous waste generated from production:**
 - Just Mechanical Ltd uses specialized abatement contractors for asbestos and lead as well as licenced vacuum truck contractors for waste from sumps.
 - Refrigerants are environmentally recovered and recycled
 - Oils are recovered and recycled

6. **Other:**
 - Just Mechanical Ltd actively promotes the servicing and installation of high-efficiency HVAC equipment PROVIDED that the owners also consider the use of better insulation, windows and control systems.
 - Proper equipment maintenance also reduces energy usage and environmental damage.
 - Our technicians actively attend training sessions and courses on new and innovated environmentally proficient equipment and systems.
 - We implement various forms of fan & motor modulation / controls in order to decrease overall energy consumption of equipment