



## BENEFITS OF GOING SMOKE-FREE FOR CONDOMINIUM CORPORATIONS

There is significant value in offering smoke-free buildings as an amenity which appeals to the majority of non-smokers. Nova Scotians are health conscious consumers. They are concerned about the health impacts to themselves and their family of being exposed to second-hand smoke in their homes.

There are many benefits for a developer or condominium corporation to declare a condominium building 100% smoke-free, including common elements and exclusive use common elements (balconies, decks and patios) and units. Making the property smoke-free prevents smoke from drifting in through open doors and windows.

### **A non-smoking provision in the Declaration and By-laws will:**

- Create a marketing advantage compared to other buildings that permit smoking.
- Help protect your investment and save on maintenance costs. A non-smoking provision in the Declaration and By-laws is one of the most effective ways to reduce costs and damage to your units and property such as the:
  - foul odour that permeates the unit and corridors that can never be completely removed
  - damage to walls, carpets and appliances
  - cigarette litter

According to industry sources, one of the biggest challenges is removing the smoke odour and residue from the units. However, keeping them smoke-free will result in significant benefits for condominium corporations, and the results will be more appealing to future owners.

- Reduce fires. A no-smoking provision in the Declaration and By-laws will reduce the risk of fires at your condominium, which in turn could have an impact on insurance rates over the long run.

The Council of Canadian Fire Marshals and Fire Commissioners Report (2002) shows tobacco products accounted for 9414 fires, 688 injuries, 94 deaths and more than \$231 million in losses from 1993-2002 in Canada.

According to Health Canada:

- Smoking remains a leading cause of home fire deaths in Canada.
- Fires started by smokers' materials tend to result in more property damage than other fires.
- Two out of five victims of fires started by smokers' materials are not the smokers themselves, but individuals who live in the same building. Those who perish are often young children or older persons who are less able to respond and escape from the fire.
- Management's time dealing with second-hand smoke complaints is reduced.
- Costs of defending court challenges by owners suffering from exposure to second-hand smoke is reduced.
- No smoking helps owners meet the LEED EQp2 (Environmental tobacco smoke control) requirements that are part of the LEED certification process.