

GREEN YOUR CONDO





It's easier to get your residents on board the organics recycling program in your condominium with regular communications and innovative recycling systems.



Chris Davidson
New Business Development
Miller Waste Solutions Group

How Organics Programs Benefit from a **Tri-Sorter Recycling System**

It has been said biodegradable material such as food waste (organics) constitutes approximately 40 per cent of the residential waste stream in Canada. Implementing a green program within your highrise condominium building is the key to reducing that 40 per cent estimate.

The tri-sorter recycling system is a specialized garbage chute extension that uses the building's existing waste equipment. The system directs residents' materials into one of three recycling, organic or waste containers located in the garbage room. With the tri-sorter recycling system, building residents have the convenience of

garbage recycling and organics disposal using the existing chutes on each floor. This eliminates the burden of carrying recyclable material to another location in (or outside) the building.

The board should consider the following factors before initiating any recycling system: capital cost of tri-sorters to retrofit, operational costs, garbage collection and removal, health and safety issues, (staff impact on operation of properties with injuries), strains and sprains from garbage operations, education of residents, importance of recycling on the environment, reducing waste, impact on the bottom line, your operating

cost, and your residents' common element fees.

The Benefits can be Tremendous

These systems are adaptable and easily retrofitted into most buildings with minimal disruption to the residents. The system will allow the disposal of organics into the same chute, eliminating the hassle of transporting materials through the building. Eco-friendly third-party studies show that retrofitting buildings increase their recycling recovery rates and decrease garbage going to landfill and associated tipping costs and fees.



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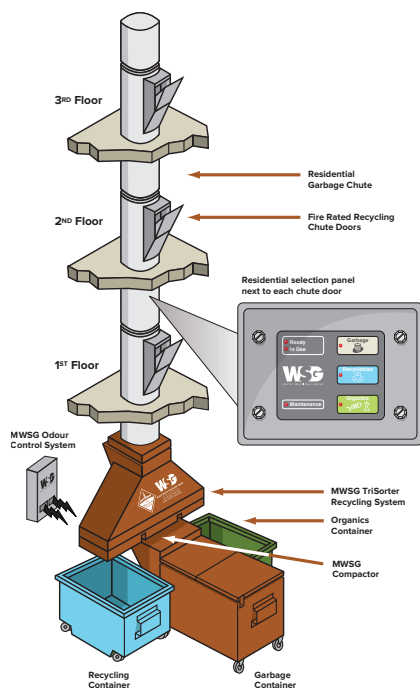


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These systems are extremely durable, they reduce the wear and tear on common elements, such as elevators, carpets and wall coverings, by collecting all materials in the same garbage chute. They are extremely sanitary and help maintain a friendly clean building since potentially flammable recyclables are not stored on each floor. These systems also eliminate expensive door-to-door collection by maintenance staff. The increased value becomes a cost saving, eco-friendly amenity and selling feature of the building. Flexible payment plans include leasing and installment terms to reduce the capital cost. Most systems are warranted, supported, maintained and backed by factory-trained technicians.

The best tri-sorter recycling systems (smart and green) should always have advanced Environmental Technology incorporated into the system (AET) design. They should incorporate the latest environmental technology with solid-state quality components. Installation contributes to LEED® certification for existing buildings.



- Reduces levy fees
- Increases building's energy efficiency
- Flexible leasing program available
- 10 years of proven increased recycling rates
- Compliant with Municipal compaction ratios
- MWSG TriSorters are "organic" ready

Resident Education

Different regions have different guidelines so be sure to check. Below are examples of what can be put down the recycling system chute within your building.

Organic recycling



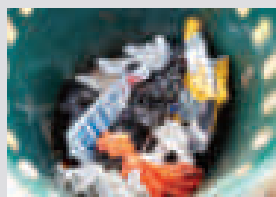
Fruit, meat, fish, shellfish (including bones), eggs and egg shells, coffee grounds and filters, tea bags, dairy products, cheese and yogurt, vegetables, corn cobs and husks, nuts and shells and salads, pastas, couscous, potatoes, rice, oatmeal, flour and grains, cakes, cookies, pies, muffins and candies, fats and oils, lard, gravy, butter, and margarine, sauces, mayonnaise, salad dressing, syrup, peanut butter, jams and jelly, bread, toast, cereal, baked goods and pizza. Be sure to deposit your organics into a certified compostable bag with the biodegradable products institute (BPI) logo then deposit down the chute after pressing the organic button.

Paper and products recycling



Plastic plant pots and trays, empty metal paint cans (lids removed), plastic plates and cups and coffee lids (no cutlery), single serve plastic food containers, plastic bottles, tubs and lids, small cardboard and cans, aluminum foil, aluminum pie plates and baking trays, fine paper, computer paper, writing paper, envelopes, boxed beverage containers, tetra paks, juice and soup boxes, milk and juice cartons, metal food beverage containers, black and clear plastic take out containers, glass bottles and jars, small pieces of cardboard, magazines and books, newspapers and flyers. These items can be thrown loose down the chute by simply dumping your handy blue bin that should be located in your residence (please ensure no large recycling items are deposited in the chute as this might create a chute blockage); all large items must be walked down and deposited in the large recycling container used for bulky items.

Garbage products



Plastic cutlery, straws, bottle caps, plastic wrap, small pieces of bubble wrap and film, small pieces of styrofoam, chip bags, wrappers and cookies bags, plastic bags, baggies and liner bags, household items (small), gift wrap ribbons and bows, pet waste (bagged) and diapers (bagged).



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Flexible programmable components should adapt to the building's changing needs and energy-efficient compaction design, including the use of LED lighting and biodegradable oil, which reduces energy consumption. When troubleshooting or monitoring, the recycling system building staff should use existing security hardware, Internet or pagers. Look for locally produced systems, manufactured from regional materials that support local resources and reduce the environmental impact of long distance transportation.

Benefits of implementing a tri-sorter recycling system include:

1. Decreased waste hauling costs – The best tri-sorter recycling system retrofits set out one 3-yard garbage bin and two to three recycling bins per 100 units each week.
2. Reduced depreciation of common areas (carpets, elevators, lobby areas).
3. Increased curb appeal for the property – Eliminates unsightly bins, odours and stains.
4. Reduced liability to the corporation due to slips and falls.
5. Enhanced branding of the condo as environmentally friendly.
6. A warm fuzzy feeling of helping the environment.

The key to success after the recycling system installation is education on the importance of the program. In addition to community publications, there are many ways to ensure the success of a new recycling program: Make it easier for residents to properly dispose of, and separate their materials; monitor the success and evaluate the impact, include information about garbage protocol in paperwork to new owners; hang posters in each garbage chute room on each floor; and hold community seminars before "the switch is turned on." Don't forget to monitor the success and evaluate the impact of the program and include a report for the AGM.

Going green is great. Going green with convenience is better! ■

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