



February 9, 2015

**Testimony of Susan Steward, Executive Director  
The Building Owners and Managers Association of Oregon  
(BOMA Oregon)**

Thank you for the opportunity to testify regarding electronic cigarettes in commercial buildings. My name is Susan Steward and I'm the Executive Director of the Building Owners and Managers Association of Oregon (BOMA). BOMA Oregon is the industry's leading commercial real estate organization, representing over 43 million square feet of commercial real estate in Oregon.

BOMA Supports House Bill 2546

E-Cigarettes cause public confusion as to where smoking is allowed, resulting in compliance - and possible perception - problems for Building Owners.

Many of my members are concerned about the perception it may give to tenants and visitors in their building. Because e-cigarettes look very similar to regular cigarettes, tenants and visitors may find it hard to distinguish between the two, causing a potential confrontation. It can be quite difficult to know the difference between an e cigarette and a real cigarette when seeing someone using an e cigarette from a distance,.

Building owners are also very concerned that the vapor coming from e-cigarettes might be an annoyance to non-smokers.

Permitting employees to smoke e-cigarettes in buildings where smoking is not allowed may prompt non-smoking employee's question why they cannot smoke.

We need a fix in the law because a building owner with multiple clients can't just unilaterally prohibit e-cigarettes from their buildings. Each lease would have to be renegotiated individually, which can be costly and create strife. Statutory prohibitions are acknowledged in all leases.

Finally, the State of Oregon, The Department of Transportation and the US Air Force have all banned the use of e-cigarettes on their properties. We believe that public policy should be consistent with regard to regulating e-cigarettes in all public buildings and workplaces and support the adoption of HB 2546.

Thank You.