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### Responding to Market Demand: Inspired by Children—Staburn Comes Full Circle



Photo courtesy of Staburn Property Group.

In the Lower Mainland, developers are feeling the crunch—build beyond the minimum code requirements or fail to meet market demand. While consumers and municipalities increasingly

are looking for developers to go beyond minimum requirements in their building projects, those who choose to build more sustainably have multiple options and features that can be integrated into the project design and build. And increasingly, there is attention on what happens after the build—about driving down the occupants’ use of resources.

This is exactly what Staburn Property Group Ltd. is doing in a new development called Wallace & McDowell. Situated in North Vancouver, this development connects to Lonsdale District Energy System, which means energy is delivered into the building and then distributed to individual units. Metered energy in each suite can ultimately drive down consumption by 30 – 50 per cent, according to Enerpro Systems, as occupants have the benefit of controlling their saving strategies, such as programming thermostats to be turned down overnight or when they’re not home—and their cost savings from this acts as an incentive to be less wasteful with water and energy consumption. Buildings like this one are changing patterns of behavior and in so doing, driving down usage.

The project is a mixed-use building combining residential, commercial, and office space. Staburn’s Wallace & McDowell project will also see the restoration of a heritage building, which has been embraced as part of the design. [Read more here.](#)

### Bucci: A Broader View—Making Sustainability a Focus

In Canada, we’re privileged to have a vast amount of space to build our cities. But here too, in some places we’ve begun to feel the pressure of running out of room—for places like British Columbia’s Lower Mainland, they’ve been feeling it for some time. This makes sustainable urban planning all the more necessary, and it’s what prompted Bucci Developments to further understand and invest in sustainable building practices and urban planning—into both of which high density living fits snugly.

Bucci Developments builds single family and high density residential homes in Alberta and British Columbia, though there’s been greater demand for sustainability in Alberta.



Photo courtesy of Bucci Developments.

“In Calgary, it is a prerequisite,” according to Mike Bucci, Vice-President, Development, Bucci Developments Limited. “This aligns with Bucci’s vision, as a builder invested in the broader picture of urban planning.” Beyond the work that goes into the homes, Bucci takes location into account, and builds homes around features like mass transit and public spaces: it’s about developing sustainable lifestyles as much as sustainable homes.

The concept of green certification for new homes is not a new one, but neither is it yet universal. A construction surge in British Columbia saw a lot of new builders and new homes pop up in a short time; watching this, those at Bucci Developments felt a responsibility to homeowners and to fellow builders. It was time to demonstrate the quality of work they were doing and hold themselves accountable, leading the way for others to do the same. They looked to Built Green Canada. [Read more here.](#)

## Built Green in Your Community

### Grade One Students Welcome Built Green: What Future Will You Create Series—Excel Homes Featured

On April 7, Built Green presented to two classes of grade one students at Royal Oak School in Calgary. The presentation, “Building Sustainable Homes: How Builders are creating a better future for Albertans”, was developed to support their “What Future Will you Create” series.



Built Green Canada Executive Director, Jennifer Christenson speaks to grade ones.

The presentation focused on the concept of air flow through insulation, windows, ventilation, and air leaks. This included hands on activities related to air properties and fluid motion, and was followed by audience-participation demonstrations with a Thermal Imaging Camera, courtesy of Ken McClary, Excel Homes and Blower Door Testing courtesy of Energy Advisor Clint Pollonais.

A big thank you to Lance Floer, [Excel Homes](#); Ken McClary, [Excel Homes](#); and Clint Pollonais, [Conscious Vibe Consulting](#) for their leadership, participation, and support.



Built Green Immediate Past Board Chair Lance Floer speaks to the class.



Energy Advisor, Clint Pollonais shows class the concept of air flow.

### Built Green Canada Launches Third Annual Challenge to Municipalities

Concurrent to [National Environment Week](#), Built Green Canada issued its third annual challenge to municipalities across the country to encourage sustainable building policies. The challenge was marked by a growing number of municipalities including District of North Vancouver, Edmonton, Kelowna, Penticton, Regina, Resort Municipality of Whistler, Saanich, Surrey, and Victoria who proclaimed June 8 as BUILT GREEN® Day, while more municipalities are endorsing third-party certified programs toward creating sustainable communities, including Built Green's.

Built Green recognizes municipalities may not be able to favour one program over another and therefore encourages municipalities to include its programs, alongside other sustainability programs, as an option to endorse. Municipalities that incent builders to build more sustainably reduce the load on civic infrastructure including water, electrical, and waste. The savings from this reduced load may help municipalities

implement rebates and incentives for environmentally responsible builders—savings that ultimately give municipalities a competitive edge. [Read more here](#)

### BUILT GREEN® at CHBA National Conference

May 4 – 6 saw industry from across the country convene in Kelowna for the CHBA National Conference, including the inaugural presentation of the new 2016 CHBA National Awards for Housing Excellence, successors to the Association's National SAM Awards. These awards celebrate excellence and the very best in new homes, home renovations, community development and marketing across Canada.

Board Chair David Adair, Immediate Past Board Chair Lance Floer, Director John Friswell, Past Board Chair Bard Golightly, and Executive Director Jennifer Christenson were thrilled to be in attendance and watch BUILT GREEN® builder members being recognized. These included:



Lance Floer, Immediate Past Board Chair; Jennifer Christenson, Executive Director; David Adair, Board Chair; and John Friswell, Director.

- Albi Homes from Calgary, who received both the Design Excellence Award and the Marketing Excellence Award in a sweep of the two top awards given for cumulative results in the New Home Awards and Marketing Awards categories. Albi received four awards in total and 11 nominations in a highly competitive competition.
- Brad-Mar Homes, Detached Custom Homes: From 2,500 to 3,500 Square Feet
- My House Design/Build Team, Home Renovation: Any Room
- Naikoon Contracting Ltd, Custom Homes: Detached Under 2,500 Square Feet; and
- RDC Fine Homes Inc., Production Homes: Detached From 2,001 to 3,000 Square Feet.

### Board of Director, Carl Lauren named Top 40 Under 40



On behalf of Built Green Canada and its entire Board of Directors a big congratulations to Carl at [Tyee Homes](#) on being Named Top 40 Under 40! This well-deserved honour is driven by Kootenay Business recognizing the top 40 business leaders under 40 years old in the Kootenay/Boundary/Revelstoke areas.

So proud to have Carl on our Board of Directors and thankful for his frank, no-nonsense perspective along with his advocacy for sustainable building. Once again, congratulations.

## The Hills at Charlesworth Sustainable Community Highlighting Bedrock Homes and Jayman BUILT

The Hills at Charlesworth, a new development by Beaverbrook Communities in Southeast Edmonton, saw its official grand opening Saturday, June 25 complete with a formal ribbon cutting at the community's Sustainability Plaza—reflecting this new community's focus on sustainability. The community is complementary to BUILT GREEN®'s building programs



Built Green Canada Executive Director, Jenifer Christenson, with Bedrock Homes' Dee Tran and Kyle Beatty.

Beaverbrook Communities show leadership and commitment to sustainability, whereby all homes in the development must be built to specifications that require sustainable building practices. Though different in appearance, each home is built to meet certain architectural and environmental standards. It is built for people with the planet in mind.

This approach is complementary to two of the builders: Bedrock Homes and Jayman BUILT, both of whom certify their builds through Built Green Canada.



Photo courtesy of Jayman BUILT.

**Bedrock Homes** and **Jayman BUILT** continue to be market leaders and advocates for sustainable practices, with the latter being Built Green Canada's founding company.

## Builder-to-builder Knowledge Sharing: Shakespeare Homes Welcomes Symphony Homes Onsite

Mark Cooper, Shakespeare Homes welcomed Gurdeep Kainth, Symphony Homes to his current project for an onsite builder-to-builder connections reflect the tremendous leadership and commitment to building better. Big thanks to Mark and Gurdeep.

## Maskeen Keeps it Simple: Visuals Help Educate Homebuyers on their Purchase

Check out one of **Maskeen's** approach to educating homebuyers on insulation: they measure it.

Customers are encouraged to peak into the ceiling and see the insulation measurement. A simple visual that helps to educate the homebuyer understand what they're buying!

If you have an upcoming event and require any support from Built Green Canada, please let us know.



## Breaking Cycle of Poverty through Home Ownership

Habitat for Humanity is a not-for-profit home builder that aims to end the cycle of poverty by promoting home ownership. Built Green Canada and Habitat for Humanity Fraser Valley are very excited to be in the planning phase of their first multi-family build, aiming to be their first BUILT GREEN® certified project!

Habitat for Humanity Fraser Valley, located outside the Greater Vancouver area, works with families living in substandard rental housing who are ready for the responsibility of home ownership.

Habitat families are able to make the shift from treading water to being able to build equity, to being in control of their housing and to a feeling of empowerment and fulfillment that benefits the entire family. Children of Habitat families become better behaved, get higher grades at school, and are more likely to attain higher education, according a CMHC and the Boston Consulting Group study. These positive effects also extend to the community as more than 70 percent of Habitat families have donated time or money to charities and an estimated \$4 in benefits are returned to the community for every \$1 donated.

Breaking the cycle of poverty and building a sustainable, healthy future for generations to come is where Habitat for Humanity and Built Green Canada come together:

The Habitat program transforms families' lives—building affordable housing and promoting home ownership is a means to breaking the cycle of poverty. Habitat for Humanity Canada believes in making affordable housing accessible to low-income families who could not otherwise afford to own a home. They make this possible for their partner families by building homes using volunteer labour and donated materials; selling these homes to partner families with a required commitment of 500 volunteer hours; and offering families an affordable and sustainable no-interest, no down-payment mortgage, with monthly payments set at 30 percent of gross income.

The BUILT GREEN® program offers builders and homeowners interested in responsible sustainability practices a means to a sustainable home. Homeowners are able to enjoy the benefits of a BUILT GREEN® home: a healthier, more durable home with a lower environmental impact; savings in monthly operational costs; and choices on which "green" features they want. Beyond the significant reduction of drafts in the home and sound reduction from outside the home, living in a BUILT GREEN® home may improve well-being and comfort for your family, as there is less stress on the respiratory and immune systems.

Habitat for Humanity Upper Fraser Valley is one of 59 local Habitat affiliates across Canada. They're looking forward to developing new partnerships with businesses and community groups, and strengthening relationships with those already supporting the organization—it is through these partnerships that Habitat for Humanity is able to do what they do.

Please consider supporting their efforts. For those interested in partnering with us, please email us at [info@habitatufv.ca](mailto:info@habitatufv.ca)

## BUILT GREEN® Certificate of Authentication Available for Your Show Home or Sales Center

Showcase your BUILT GREEN® home by proudly displaying the authentication of your third-party certification in a highly visible location, like a show home or sales center.

Contact our office with project details, and we're happy to send this off to you.



## Are you Utilizing the Full Benefit of Belonging to the BUILT GREEN® Community?

Whether an active BUILT GREEN® member or new and learning about how Built Green sets you apart, we encourage you to familiarize yourself with the Membership Package, including our *Marketing Toolkit and the consumer-focused tools found there*, which will assist you in strengthening the benefits you receive for building to BUILT GREEN® certification and provide tools to assist you in your sales and marketing efforts.

## Built Green in the News

Over the second quarter of 2016, BUILT GREEN® related media coverage was picked up by a number of outlets, including CBC Radio Active, Construction Links, Canadian Contractor, Calgary Herald, NEW Homes & Condos Edmonton, BC Realty Connections, Yahoo News / Yahoo Biz, Kootenay Business, Ceo.ca, Marketwired, Mountainview power, Green Link.ca, Residential e. nrg services, Electricityshop.ca, Ontario Construction News, Calgary Real Estate Alliance, Kijiji, Craigslist, Tixuz, Search Engine placement—Google, Yahoo!, Bing, Ask, Excite, and more. Select CHBA affiliates and key stakeholders have posted Built Green-supplied content onto their website—thank you to CHBA Northern BC and E3 Eco Group.

## Selling Built Green

Whether you have your own sales staff or have contacted a realtor, be sure they're communicating the benefits of Built Green and taking the opportunity to educate on individual green features and their value. We have marketing materials to educate—make sure these are in your marketing/sales people's hands.

## The Product Catalogue & You

The [Product Catalogue](#) could be a major tool for you. The catalogue provides builders and renovators access to products for use in sustainable residential construction. Based around the BUILT GREEN® Checklist, the Catalogue is organized the same way, and each product earns you Checklist points. These products have been reviewed and approved by our Technical Standards Committee.

## Energy Advised: Your EA

Steve Jackson, Enviromatics Group



With building code changes and the increased emphasis on sustainable building, of which energy efficiency is a key component, the role of an Energy Advisor (EA) has become ever more important. Experts in energy efficiency, they're licensed by Natural Resources Canada to deliver the EnerGuide Rating Service.

These folks have honed strong energy advising skills through years of related practice, and their role is invaluable in sustainable building practices. Built Green Canada and those builders involved in our programs are fortunate to work with some very knowledgeable, experienced Energy Advisors. We encourage you to fully utilize these folks in your builds; they have so much to offer you and your customers.

Steve Jackson of Enviromatics Group Ltd. has been involved in the new home building industry for over 12 years, previously working as a land surveyor. He started the company in 2010 and has since tested over 6,000 homes.

Enviromatics' services include blower door tests, full energy analysis and consulting, and thermal imaging. Over the last several months they have been at the forefront of supporting new home builders work through compliance with the upcoming Alberta building code changes. "I am extremely passionate about reducing the energy usage in new homes and find it an exciting challenge to help new home builders meet their targets," says Jackson. "I was always told to find something you love doing and find someone to pay you to do it, and I've found both." The company takes a no-nonsense, keep-it-simple approach to the work they're doing, focusing on builders first with an aim to advance sustainable building practices.

Steve is currently a member of the City of Edmonton's Energy Transition Committee, Canadian Home Builders' Association Edmonton Region (CHBA ER) Government Relations Committee, as well as Chair of CHBA ER's Next Generation Committee.

For a list of Energy Advisors in your area please contact the Built Green Canada office.

## DID YOU KNOW?

We want you to tell us about your projects and what's new! These updates are included in our media reach out and communications across the country. Call or email us!

## FortisBC's New Home Program—BUILT GREEN®

### Builders & Eligibility

BUILT GREEN® builders labelling under BUILT GREEN® whose projects meet the New Home Standard and are natural gas heated homes and electrically-heated homes in the FortisBC electric service territory, will be eligible for the FortisBC incentives.

For more information: [www.fortisbc.com/newhome](http://www.fortisbc.com/newhome)

Built Green Canada Toll Free: 1.855.485.0920

New Home Program: Toll Free: 1.855.888.4633

### Manitoba Hydro's Power Smart for New Homes and Built Green

Those BUILT GREEN® builders labelling under BUILT GREEN® whose projects meet Manitoba Hydro's Power Smart for New Homes' technical requirements, through the prescriptive or performance path, may be eligible for financial incentives offered through Manitoba Hydro. Power Smart for New Homes offers design and energy modelling incentives to encourage builders to construct homes at least 20 per cent more energy efficient than new, comparable homes—this includes covering the cost for the blower door test.

## PROGRAM UPDATES

### 2017 Checklist Updates: Seeking Your Input

We are currently reviewing our checklists in preparation for 2017. This review is based on requests for interpretation that we have received during the year, building code changes, and new technologies. Should you have any input or feedback please contact the Built Green office toll free at 855.495.0920 or [info@builtgreencanada.ca](mailto:info@builtgreencanada.ca)

### Renovation Program

The program soft launched in the last quarter and is currently in trials. We would like to encourage those who work in the renovation market to consider test piloting this.

For simplicity, we have created three renovation types:

- Whole House (75% or more): ERS Required (Single Family Checklist applies)
- Renovation (40 – 70%) as well as a secondary suite: ERS Required
- Small Home Improvements (less than 40% and/or bathroom, or kitchen, or basement): ERS is encouraged and rewarded, but not mandatory (more on this below)

Each of these project types maintains the same seven categories, consistent with our Single Family and High Density (HD) programs. The point requirements proposed for Renovation are consistent with the SF program, while the Small Home Improvements' point requirements are based on an extrapolation from SF as well as points available (checklist items have been added / removed as deemed appropriate).

## Product Catalogue Connection

The **BUILT GREEN® Product Catalogue** is an **online resource for builders and renovators** for use in sustainable construction. Products have been approved by Built Green Canada, giving builders peace of mind and saving them time sourcing materials. Our programs are based on checklists that guide our builders to achieving BUILT GREEN® certification, and those materials in our catalogue are tied to specific checklist items.

Below, our featured Product Catalogue contributors are listed with their BUILT GREEN® approved products. If used in your BUILT GREEN® project, these products earn checklist points.

### BASF

*Earning points in Envelope & Energy Systems and Materials & Methods*

WALLTITE® is a medium-density polyurethane insulation / air barrier designed to improve the energy efficiency of any type of building. Its industry-leading performance results in substantial energy saving. Its formulation includes recycled plastic and a zero ozone-depleting blowing agent qualifying it as the first closed-cell spray polyurethane insulation to obtain the EcoLogo™, North America's most widely recognized multi-attribute environmental certification. (1.1.6, 1.1.8)

### Ultimate Vent: Furnace Air Intake Vent Pre-Filter System

*Earning checklist points in Indoor Air Quality*

- Ultimate Vent, a pre-filtering furnace fresh air intake vent that enhances the furnace system and provides the builder with a more economical and effective way for less maintenance, less complaints, less furnace problems, better efficiency, and another opportunity to affect long-term, better indoor air quality. (3.1.2)

### EcolInnovation Technologies Inc: ThermoDrain™

*Earning checklist points in Envelope and Energy*

- ThermoDrain™ is a Canadian manufactured drain water heat recovery unit, which passively extracts heat from waste water to preheat incoming cold water. ThermoDrain™ is a cost effective solution for builders to meet energy efficiency requirements. ThermoDrain™ is 100% copper, it requires no maintenance and has no moving parts. CSA Certified (#WN 17031). (1.2.8)

### Trail Appliances

*Earning points in Envelope & Energy Systems, Indoor Air Quality*

- The IQAir Perfect 16 (MERV 16) "Medical Grade" air purification system offers the most efficient system for removing both organic and inorganic particulates (dust) from the air in a residential HVAC system, with an extremely small carbon footprint. IQAir uses only proven safe technologies in this process and guarantees the results in writing. (3.1.3)
- The Noritz "on demand" tankless water heater offers a never-ending supply of hot water, space, and energy savings. Noritz condensing technology works only when you need hot water, unlike traditional storage tank water heaters. The NRC1111 is Energy Star approved and installs are easy and cost effective because PVC venting can be used on this unit. (1.2.6.2)