

# Built Green Canada

## Quarterly Newsletter, Q3 2015



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### Celebrating Builder Excellence in Alberta: Sustainable Building without Compromise

*Effect Home Builders takes Provincial Green Home Award*



Photo courtesy of Effect Home Builders

The residential building industry recently gathered at Canadian Home Builders' Association - Alberta BUILD 2015 annual conference to focus on the past, present, and future—and to acknowledge

volunteers, builders, and renovators. Nestled in Jasper National Park, the conference includes the Awards of Excellence, where successes within the industry are celebrated and those who made it happen are recognized.

While this recognition is important within the industry, it is equally important to recognize both the builder—who goes above and beyond—and those who will enjoy the benefits of these quality homes: in particular, homebuyers who want to make informed purchasing decisions. This year, CHBA received over 400 entries for 25 housing awards—finalists and winners alike, from across the province, were commended. Award categories range from safety to customer satisfaction, from single family to multi-family, from estate homes to builder of the year awards, and finally, for those who are building sustainably.

While many of the finalists are BUILT GREEN® members, those in the Green Home Award category included [Effect Home Builders](#), [Greener Homes](#), and Habitat Studio. The former, Effect Home Builders, won this category for a private residence project. Their commitment to sustainability is commendable and sets a standard for others to aspire: to build an ultra-efficient, aesthetically pleasing retirement home within budget restraints—Effect Homes managed this and then some. [Read more](#)

### BUILT GREEN® Technical Workshop: Rigid Exterior Cladding

*Onsite Workshops allow for Live Demonstrations*



LEFT: Chris Higgins, Green Building Planner at the City of Vancouver, speaking to new building code requirements. RIGHT: Owens Corning and Westeck Windows demonstrating install practices live at a Blackfish Homes' build in progress.

On September 22, Built Green Canada held its first technical workshop focused on exterior rigid insulation and welcomed builders, Energy Advisors, and municipal representatives from across the Lower Mainland. Built Green Canada partnered with Owens Corning to feature some of their products and included a presentation by Chris Higgins from the City of Vancouver on their new wall assembly thermal resistance bylaw.

Thanks to David Adair, Partner at [Blackfish Homes](#)' and Board Vice Chairman at Built Green Canada, the workshop occurred at their build in progress and allowed for onsite demonstrations. Key areas of focus include:

- Insulation & air tightness requirements in new building code
- Material review of different insulation materials to meet new code—exterior insulation: XPS foam, EPS foam, & Polyiso

The workshop welcomed close to 70 attendees and created the opportunity for face-to-face learning opportunities with other like-minded industry folks.

*\*\* More workshops are being planned. Those builders interested in providing an onsite location at build in progress for a future BUILT GREEN® Technical Workshop are asked to contact the Built Green Canada office.*

## Growth Trend Continues

Building off of the first and second quarters of 2015, third quarter numbers in British Columbia continued a growth trend of 32 per cent. Consistent with the housing starts in Alberta, the contracted economy saw enrolments in the province dip in third quarter.

## Demand for Sustainable Building Increases: Consumers' "Must Haves"

As builders are faced with increased codes requirements around envelope and energy systems in their builds, consumers are rating sustainable features as "must haves" when making a home purchase. Meanwhile, Canadian homebuyers rate three of their top 10 "must haves" as related to energy efficiency, 49% cite home certification as a must have, while water conservation also ranks high—45.2% rate low-flow toilets as a must have feature.

Those participating in BUILT GREEN® are ahead and have a competitive advantage—our programs address energy efficiency, integrating the EnerGuide label through Natural Resources Canada, and include the preservation of natural resources, reduction of pollution, ventilation & air quality, and improvement of home durability.

*2015 Canadian Home Buyer Preference National Study, conducted and produced by Avid Ratings Canada, in partnership with the Canadian Home Builders' Association.*

## Built Green in the News

Over the third quarter of 2015, media coverage focused on builders (including Perry Signature Homes, Bedrock Homes, Habitat for Humanity, Maskeen, Landmark, Dakine Home Builders, and Blackfish Homes), updates at Built Green Canada, as well as those companies involved in the BUILT GREEN® ecosystem, including sponsor All Weather Windows. Some outlets include the following: Vancouver Sun, Vancouver Province, Vancouver Shaw TV, North Shore News, Calgary Herald, NEW Homes & Condos Edmonton magazine, New Home & Condo Living (x3), Kijiji, Craigslist, BC Building Info Alert Notice, Kelowna Capital News, and more.

"Built Green" is increasingly being seen as a key selling feature in real estate listings (referenced above with Kijiji and Craigslist). Several complementary organizations have posted Built Green-supplied content onto their website, including: Regina Home Builders' Association and British Columbia Construction Association, as well as the City of Abbotsford website and the City of Surrey, who profiled Maskeen's 86-unit BUILT GREEN® project on their Facebook blog. More and more media are retweeting our tweets, including Green Builder Media, Calgary Herald, Fenestration Review, Vancouver Observer, Red Hot Homes, Sustainable Building & Design Magazine, Build Canada Magazine, and Canadian Business Journal.

Thank you to all for your continued support in spreading the word. Integrating key messages on the benefits of a BUILT GREEN® certified home into your sales and marketing efforts goes a long way in raising the profile for your builds, for sustainable building, and for the industry.

## All Weather Windows: Innovative, Award-Winning, & Community Minded

*New Attic Hatch Wins Product of the Year*

BUILT GREEN® Sponsor, All Weather Windows, is Canada's largest privately owned window and door manufacturer. Striving to produce innovative, cost effective products for their customers, this is an award winning company many times over.



2015 Product of the Year (Durham Region Home Builders' Association): All Weather Windows Attic Hatch.

The All Weather Windows Attic Hatch was awarded the 2015 Product of the Year by Durham Region Home Builders' Association—the company itself was recognized as Outstanding Supplier for the second year in a row. The Attic Hatch goes beyond building code to offer R36 and R60 installation values to increase overall energy efficiency and meets net zero requirements. Using a thermally broken PVC frame to reduce the flow of air and recycle door cutouts for a pre-finished, energy efficient solution with automotive-grade weather stripping, the Attic Hatch enhances energy performance. With All Weather Windows attic hatch the builder is able to save time and money with a ready-made solution that is easy to install.

A huge supporter of Habitat for Humanity, All Weather Windows mobilized their staff for the fourth consecutive year to volunteer, building windows in Habitat homes. Staff at two plants—one in Edmonton and one in Mississauga—provided windows for 40 Habitat homes: 20 in Western Canada and 20 in Central and Eastern Canada. "All Weather Windows is a platinum national supporter of Habitat for Humanity and we are proud of our partnership," said Henry Banman, Senior Vice President, All Weather Windows. "Our vision is to improve the lives of families, one family at a time."

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

Whether you've been an active BUILT GREEN® member for a while or are new and still learning about Built Green, and how it sets you apart from others, we encourage you to complete the Member Engagement Checklist included in your 2015 Membership Package. This will assist us in strengthening the benefits you receive for building to BUILT GREEN® certification and for being a part of a sustainable building community. Additionally, we encourage you to familiarize yourself with the 2015 Membership Package which includes tips, suggestions, and tools for you to integrate into your marketing activity as well as consumer-facing tools.

## Built Green in Your Community

### A BUILT GREEN® First—Carstairs Heritage Centre & Visitor Information Centre goes BUILT GREEN® Platinum

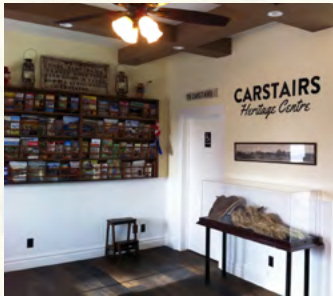


Photo courtesy of Carstairs Heritage Centre

The Carstairs Heritage Centre & Visitor Information Centre's enrolment into the BUILT GREEN® program marks this as the first project type with Built Green Canada, and it comes out at Platinum! Carstairs Heritage Centre Curator, Mike Dougherty, says the Society knew they wanted

this project to work within a sustainability framework, and their builder's passion for Built Green made their decision an easy one—thanks to Gold Seal President, Murray Pound, for his commitment to sustainable building practices and for being an ambassador for Built Green Canada.

Pound put together a design and budget, while donating his own time and equipment to this project. Styled after Scarlett's Stopping House—a typical late 1800s ranch house—the Centre functions as the Town of Carstairs Visitor Information Centre, Museum Administration building, and archival storage. Scarlett's was a prominent stop on the Calgary & Edmonton Wagon Trail, and as such, is of interest to the Town of Carstairs and Carstairs and the District Historical Society, who provided 50/50 funding for the project. For the Society's portion, fundraising was lead by Society President, James Lore. And to honour Jim's passion, leadership, and dedication to the museum, the new building has been named Lore House.

The build has had a relatively small footprint, though has had a huge impact for the museum, allowing for roughly 800 square feet of new gallery space to be developed in the main museum building. It sits as a focal point of the facility, which spans three town lots.

Pound endeavoured to maximize energy and space efficiency with the least money spent, and the result was that the project came in ahead of schedule and under budget. Mike extends a huge thank you to Murray Pound and Gold Seal Master Builders.

The project's Grand Opening took place at the end of September, highlighting the Town of Carstairs' annual Alberta Culture Days and Town Pumpkin Fest.

### Cirrus Homes Open House



Photo courtesy of Cirrus Homes

Cirrus Homes held an Open House on September 5 for their BUILT GREEN® Gold certified custom home in Kerrisdale. This stunning home was meticulously built in compliance with recent B.C. building code

updates in place. Director, Greg Hanberry, gave a brief overview of the green initiatives integral to the project, which was followed by an informal discussion period. Some of the latest proven technologies used for this home apply to building envelope & energy systems, materials & methods, indoor air quality & ventilation, and water conservation—key features include: triple-paned windows, low-VOC materials with recycled content, dual-flush toilets + more.

### Maskeen's "Evoque" Grand Opening

September 6 marked the official grand opening of 86-unit BUILT GREEN® certified project, Evoque, located at 15177 – 60th Avenue, Surrey. Mayor Hepner and Councillor Gill toured the show home where there was discussion about BUILT GREEN® and



At their Evoque Grand Opening, Maskeen Homes donates to the City of Surrey Food Bank. Shown here with Mayor Hepner and Councillor Gill.

geothermal in energy generation. Maskeen also donated to the Surrey Food Bank given a recent power outage. A few project highlights include: 100% LED, high-energy electric car charger for residents and visitors to the complex, VOC for all interior coatings, strict recycling and reuse program onsite and have designated recycling and separation bins, and lead Real Estate Sales drives an electric GM Volt.

Targeting a Silver level certification, the first two units reached a BUILT GREEN® Gold!

### Ellenwood at Green Home & Energy Show

Kudos to [Ellenwood Homes](#) for their leadership participating in the Nelson Green Home & Energy Show on September 22 at Prestige Lakeside Resort. Thanks for talking BUILT GREEN® benefits and for their support.

### Victoria Residential Builders Association at Union of BC Municipalities Convention

The Victoria Residential Builders Association (VRBA) participated at this convention September 23 – September 24 integrating the BUILT GREEN® message and support materials for British Columbia's elected officials attending the event. Thank you for the ongoing support and leadership in encouraging sustainable building practices.

**Have an upcoming event?** Let us know—let us help spread the word.

### BUILT GREEN® Find a Builder

To those builders actively certifying BUILT GREEN®, please let us know if you would like updates to your feature on Find a Builder.

## PROGRAM UPDATES

### NEW BUILT GREEN® Portal – Coming Soon

Over the years, there have been a number of increased requirements for the BUILT GREEN® Portal / Canada Green Homes database, due to the rise of sustainable building practices and the growth of our programs. Because of these increased demands and the age of the operating systems, we had implemented a number of workarounds. However, we have begun work on a new system that will be simpler and easier to navigate through. This is scheduled for a soft launch near the end of the year. We will keep you posted.

### Single Family Verifications: Site Inspections

This year marks the second year the Single Family Verifications have been in place. As at September 30, just under 25 percent of those required for 2015 have been completed. A follow-up reminder was issued in at the end of this quarter, and it is anticipated the remainder will be in the last quarter of the year, consistent with 2014. Please get your verifications in.

This additional verification step was introduced last year as a component of our quality assurance process; its implementation has increased the rigour of the BUILT GREEN® certification process and adds another level of credibility to the program.

As a refresher of this process: the verification is applied to five per cent of our total projects (based on previous years' numbers), on a province-by-province basis. For those five per cent of projects chosen to undergo the verification, it is a requirement for certification. The Energy Advisors associated with these projects were also notified and are to conduct the verification at the time of the blower door testing—their fee for this is billed to Built Green Canada. As the builder's projects are enrolled throughout 2015, the EA will be notified which have been earmarked for verification prior to the blower door testing.

Should you require any further information please let us know.

### BUILT GREEN® Represented in Post Secondary Curriculum

Medicine Hat College will be utilizing the BUILT GREEN® Single Family Checklist and BUILT GREEN® Single Family Guide tools as part of their curriculum in the CADD185 Residential Design course this winter, part of the Computer Aided Drafting and Design program.

### BUILT GREEN® off to Brandon

During this period, Built Green Canada began working with the City of Brandon, in preparation for an upcoming workshop occurring on November 3. Built Green Canada will be presenting “Building a Sustainable City – Starting With Your Home: An Introduction by Built Green Canada” at a Brandon Design Studio workshop, as well as to City Council.

### Energy Advised: Your EA



With building code changes and the increased emphasis on energy efficiency, the role of an Energy Advisor (EA) has become ever more imperative. Experts in energy efficiency, they're certified by Natural Resources Canada to deliver the EnerGuide Rating Service for new homes.

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 builders involved in our programs, are lucky to work with very knowledgeable, experienced Energy Advisors. We encourage you to fully utilize these folks; they have so much to offer you and your customers.

Niels Anthonson, P.Eng., owner of Enerlytics Engineering Ltd and Performance Energy Advisors, is a Professional Engineer and Energy Advisor with over 30 years of engineering experience. When Niels moved to Victoria in 2005, he set himself the goal of realigning his career with work that supports a healthier environment. As such, Niels became a specialist in building-energy modeling and analysis, and brings to his clients' projects experience as:

- An energy modeller and energy consumption analyst, for BCBC Part 9 and Part 3 buildings
- A reviewer of BCBC non-compliant envelope designs for Municipal alternative compliance approval
- An auditor for service organizations as part of their energy modelling EA Quality Assurance programs
- BUILT GREEN® High Density Verifier
- An instructor teaching:
  - Building science courses for builders, developers, and architects
  - HOT2000 EA certification courses for both new and existing
  - SFHs and MURBs.

Niels has taken over many of the clients from Performance Energy Advisors, who recently retired.

\*\* Wendy Smith and Arlene Skagfeld have worked tirelessly for many BUILT GREEN® builders, and Built Green Canada owes them tremendous gratitude—these builders are once again in good hands with Niels.

## 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.

### K2 Stone Quarries

*Earning points in Materials & Methods and Business Practices*

- Ocean Pearl Natural Stone is a durable and natural product. It's quarried and processed locally in Port Renfrew and Nanaimo, respectively. Building products consist of thinstone veneer, full bed ledgerstone, and capping. Landscape products consist of flagstone, cobbles, wallstone, and others. (2-30, 2-48, 2-52, 7-6)

### Tremco Barrier Solutions

*Earning points in Materials & Methods*

- Watchdog Waterproofing is a cold applied, polymer modified, asphalt emulsion (water-based). It's spray applied by certified contractors to provide an elastomeric waterproofing membrane to the exterior of foundation walls. Watchdog can be successfully applied year round. (2-45)

### Johns Manville

*Earning checklist points in Materials & Methods, Indoor Air Quality, & Business Practices*

- Johns Manville formaldehyde-free thermal and acoustical insulation for wood, engineered wood, and steel framing is made of long, resilient glass fibres bonded with our bio-based binder. A wide range of thermal resistance is available to provide thermal control for both vertical and horizontal applications. (2-21, 3-9, 7-1)
- Vent chutes allow installation of attic floor insulation close to the soffit, enabling unobstructed air passage between the soffit vents and the attic without clogging the soffit attic ventilation ports with insulation. (7-1)
- JM Sound-SHIELD® batts provide maximum sound control effectiveness by completely filling the cavity wall. These sound control batts are compatible with wood or steel studs in walls and are also used in floor/ceiling assemblies. JM sound control batts can effectively increase STC ratings by 8 to 10 points in certain assemblies. Use of resilient channels can make wall assemblies even more efficient. (7-1)

### Canadian Stone Industries: Boral Cultured Stone®

*Earning checklist points in Materials & Methods*

- Boral Cultured Stone® by Boral Stone Products is a light-weight manufactured stone veneer suitable for residential and commercial, exterior, and interior applications. Containing 54% recycled content, Cultured Stone® provides an authentic and eco-friendly alternative to other forms of exterior cladding offering specifiers a multitude of options with its vast array of profiles and colours. (2-48)



Boral Cultured Stone®

### EPS Molders Inc.: Polycore Foundation Wall System

*Earning checklist points in Energy & Envelope, Materials & Methods, and Waste Management*

- Invented and developed in Edmonton, the Polycore Building System is an insulated and structural component building product revolutionizing the building industry. Sections are made from two materials: EPS (expanded polystyrene) as the insulating wall core, and integrated galvanized steel construction studs for strength. Simple product series are easily adaptable to most commercial or residential building uses including walls, foundation walls, foundation floors, and roofs. The system has many advantages, significant cost savings, and its ease of installation makes the product less dependent on costly and hard-to-find skilled trade workers. (1-6, 1-10, 1-11, 2-2, 2-3, 2-13, 5-3)

### Desert Spring Eco-Products Ltd.

*Earning checklist points in Ventilation*

- The Canadian-made Pulse Humidifier system is a true water-efficient, flow-through humidifier. Water consumption is carefully monitored and controlled by its patented Pulse control unit, which senses the by-pass air temperature and meters water flow to avoid potential standing water issues and/or reduction in output. (4-6)

### 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 for your customer.



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100% Committed to  
protecting our environment