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Enter for your chance to win an attic hatch by All Weather Windows; please see page 2.

### Inclusionary Housing: Built Green Waives Fees in Support of Affordable Housing and Builders

For years, the call for affordable housing has been getting louder. While a number of municipalities across the country already have inclusionary housing regulations or guidelines in place, others are looking at how to shape the policies they will adopt.

Built Green Canada will help offset costs for those choosing to build more sustainably and certify through its programs.

Built Green has long been committed to affordability—for the builder and the homeowner—and to providing support to builders working to progress the industry through its holistic certification programs.

As such, for those units required to be built as part of the inclusionary housing mandate, Built Green is offering financial support: a full financial waiver for the home certification fees on inclusionary units, and for those builders new to the program, a waiver on the BUILT GREEN® Program Fundamentals Training course fee.

Alongside a reduced fee Built Green offers to Habitat for Humanity affiliates as well as builders involved in the **Fort McMurray rebuild**, this is another step forward in the organization's efforts to support affordable housing and contribute to progressing the residential building industry.

Meanwhile, sustainable building inherently complements affordable living.

Built Green takes a holistic approach that includes the preservation of natural resources and improvement of home durability—resulting in reduced monthly operating costs (utilities) and fewer fix-its, while homeowners with BUILT GREEN® certified homes are automatically eligible for mortgage insurance refunds, and rebates are available for single family and high density green projects in select markets.

### Humility Drives Culture of Progress and innovation

*Maskeen lives by its namesake*

As building code continues to ramp up, some builders face the more stringent regulations with confidence. In the case of **Maskeen Group of Companies**, their enthusiasm for innovative technologies and their participation in a third-party home certification program have guided them beyond energy efficiency requirements.



Photo of Evoque project courtesy of Maskeen Group of Companies.

The company started in the 1990s and was named in honour of its founder's great-grandfather; in Punjab, Maskeen means "humble one". Consistent with this, Maskeen has created a culture where modesty, accountability, and progress prevail.

Founded by Jagdip Sivia, the team describes him as one of the clearest thinkers they've come across, who is always bringing forward interesting solutions. Rather than operating in a traditional, hierarchical structure, Jagdip has chosen a flat organizational approach, where team members wear multiple hats—there are no distinct departments. He believes that so long as the team shares a common set of values, their collective minds and experiences will create a more successful organization. The company is small, and as employees work different roles, their understanding and appreciation for what it takes to be successful has resulted in peer-to-peer accountability.

From the beginning, a commitment to sustainability has been at their core. Jagdip was an early adopter of geothermal, installing a [geothermal] heating and cooling system into his own home over 14 years ago—this in keeping with his openness to trying emergent building practices and keen interest in new technology, according to Construction Project Manager Grant Copland. Complementary to the geo-thermal exchange, Maskeen focused on air quality, carefully selecting low-VOC product choices for their carpet, paint, and cabinetry.

It was Maskeen's Evoque development that marked their fore into certification through a third-party sustainable building program. A collection of modern townhomes located in the Sullivan Heights community in Surrey, the development boasts of geothermal heating and low-emission windows, among a number of sustainable features.

An initial internal review of the BUILT GREEN® Single Family Checklist surprised them: based on their preliminary design specifications they were already meeting 60 to 65 per cent of the requirements for the base level certification. "We were encouraged by this, and coupled with Jagdip's commitment to progress, we were motivated to make further adjustments and fine-tune our specifications, which allowed us to bump up our certification level on this first project," says Copland.

Within Built Green Canada's home certification program, there are four levels of achievement, each requiring an incremental improvement in energy performance, alongside increased requirements in six other areas of sustainable building—among these, water conservation and waste management. The program's checklist of green options encourages builders to consider a range of ways to improve upon their sustainable builds—thereby increasing their certification level.



Photo of Evoque project, courtesy of Maskeen Group of Companies.

Since Maskeen's Evoque project, they have gone on to build a number of developments; however, as with all of their projects, Maskeen continues to monitor and stay connected to those homeowners who have purchased in their communities. For them,

Evoque remains one of their most notable projects. "There is definitely sentiment attached to our Evoque development: it continues to be our flagship—it's really where we started cutting our teeth on new technologies around sustainable building and reminds us of the inherent value in progress."

Copland goes on to tell of a homeowner who bought into the Evoque development, following ownership of a previous Maskeen build. The homeowner shared that his BC Hydro bill went from \$120 a month to \$85 a month—a savings of 27 percent.

As the BC Energy Step Code rolls out, Maskeen feels they're ahead of the curve—though when they started integrating sustainable building practices, they didn't know step code was coming. "We're ready for it and know that through Built Green's holistic approach, we're doing more than step code requires. As the market slowly softens in the Lower Mainland, we believe we have something unique to offer."

Looking ahead, Maskeen wants to continue fine-tuning their building practices, or in their words "plunking along". They say: "We want to keep improving. We know we have a long way to go, but we want to be part of the backbone of the residential building industry." [Read more here.](#)

## Featured Sponsor

### Contest: Win an Attic Hatch!

As builders who continue to work to produce ever more air-tight, energy-efficient homes know, attic hatches can cause challenges. That's why, in the Energy & Envelope section of our home certification programs, we recommend the installation of a weather-stripped and insulated manufactured interior attic hatch (or no interior attic access).

A better seal and less heat transfer allows for a more efficient, comfortable home with less potential for condensation issues—meanwhile, this pre-fab option offers a step towards a faster turnaround time on your project.

If you would like to see how a well-engineered attic hatch can contribute to your build, let us know, and we'll enter you in a draw to win one! Eligibility:

- 1) Current membership with Built Green Canada
- 2) Like and share at least one of the below social media posts:

- [www.facebook.com/BuiltGreenCanada/photos...](https://www.facebook.com/BuiltGreenCanada/photos...)
- [www.twitter.com/BuiltGreenCan/status/105259...](https://www.twitter.com/BuiltGreenCan/status/105259...)

Winners to be selected through random draw on November 15. All Weather Windows has generously donated two attic hatches to the Built Green community.

Win an attic hatch from All Weather Windows!

Built Green Canada recommends the use of a weather-stripped and insulated manufactured interior attic hatch for a more efficient, comfortable home with less potential for condensation issues.



Want to try one out? Enter to win!

Eligibility:

1. Current membership with Built Green Canada
2. Share this post!
3. Email us at [info@builtgreencanada.ca](mailto:info@builtgreencanada.ca)



## Residential builders seek affordable, time-saving solutions

*All Weather Windows' attic hatch in line to meet home efficiency demands*

As building code, consumer demand, and in many cases builder leadership, propel the residential building industry towards producing more efficient homes in a constricted market, affordable, sustainable building solutions are highly sought after.

Canada's largest privately owned window and door manufacturer, **All Weather Windows**, has spent 40 years in the industry, striving to offer innovative solutions to issues contractors, builders, and homeowners face. With their new attic hatch, they offer a product that increases the efficiency of both the build process and the home itself.

One of All Weather Windows' homebuilder clients came to them looking to get around an obstacle in their path to achieving net zero—meaning the amount of energy the home uses is equal to the amount of renewable energy it produces. The homebuilder's framers had been building their own hatches, leading to longer turnaround times and higher costs. Also, the hatch wasn't



airtight, allowing heat to escape, effectively reducing the home's energy efficiency, and moreover, the aluminum-framed hatches enabled heat transfer, reducing efficiency further.

The All Weather Windows' research and development teams worked to provide a solution, and then took it a step further by including recycled materials: the fiberglass door cut-outs that had previously been destined for the landfill provided All Weather Windows with an economical solution, which allowed them to reduce their environmental footprint.

To meet air tightness requirements, the hatch includes weather stripping, and the one-piece design provides both improved aesthetics and greater ease of installation, while it provides R40 to R60 insulation value. The result is a pre-finished energy efficient product that saves builders time and money.

Building code has been ushering in more air-tight homes for some time, and with 9.36 of the building code that mandates a minimum energy efficiency standard for all new homes, everyone has to look at more air-tight, efficient designs.

All Weather Windows' Product Manager, Matt Taylor, expands on this: "Building code has resulted in homes that are



extremely air tight. This means that there is an opportunity for cold, dry air inside attic spaces to meet the warm, humidified air of main living spaces. If this happens, it creates condensation, which can damage ceilings and walls. For this reason, it is very important for contractors to be using a high quality, properly engineered attic hatch."

With increased air tightness there must also be proper ventilation—a holistic approach to sustainable building enables builders to produce a more efficient home that's also more healthy and comfortable to live in.

All Weather Windows' work aligns with that of organizations like Built Green Canada, which offers third-party home certification programs that guide builders towards a number of sustainable options—like those All Weather Windows provides—through seven key areas of sustainable building.

A focus that incorporates energy efficiency, Built Green then goes beyond energy to address factors like air quality, ventilation, and water conservation: with a view that the home works as a system, or a sum of its parts, Built Green's programs help builders navigate advanced building technologies and avoid the downfalls that can come with progressing one piece of the home without the next—as in the case Matt Taylor points out, air tightness to progress energy efficiency without ventilation to promote air quality and moisture control. [Read more here.](#)

*All Weather Windows is one of our valued sponsors and Product Catalogue contributors. Our thanks to them for their ongoing support of Built Green Canada and the work we do, alongside our builders.*

## Built Green in Your Community

### Dakine Homes Builds First BUILT GREEN® Certified Lottery Showhome in Saskatchewan

Hospitals of Regina Foundation Home Lottery campaign is in full swing with more than 1,000 prizes, including the grand prize of a \$1.1 million showhome plus



Photo courtesy of Dakine Home Builders.

\$30,000 cash. The home totals more than 4,000 square feet, with features including handcrafted mosaic tile entryway, custom solid oak timber staircase, beautifully appointed flexroom with 8' tall glass wall, sitting room with gas fireplace and custom cabinetry, dining area with 10' glass wall and European details, cook's kitchen with hidden pantry, brick accent walls, master ensuite with European inspired wet room, and a basement with poker, wine, and rec rooms.

The showhome, built by Dakine Home Builders Inc. will also be certified through Built Green Canada—the first Lottery Home to be BUILT GREEN® certified in Saskatchewan!

The proceeds from this fall's Home Lottery will support medical imaging needs in Regina's hospitals. Since 1987, donors and community partners have been at the heart of the Foundation, donating more than \$185 million for Regina's three hospitals—Pasqua Hospital, Regina General Hospital, and Wascana Rehabilitation Centre.

Dakine Home Builders Inc. is an established custom residential homebuilder serving the City of Regina and surrounding areas since 2006. They specialize in unique, energy efficient, and environmentally conscious custom-built homes. Their personal guarantee to each of our customers is that they will work with them, using their ideas to create a home that is as unique as they are. From drafting board to building site, they listen to their customers when they talk! Dakine crafts homes for real lifestyles, by taking the time to thoroughly understand the way their homeowners live.



### Spotted: Blower Door Testing in Edmonton

Joel Krahn, Energy Advisor at **Enviromatics Group Ltd.** spotted onsite performing a Blower Door Test.

City of Edmonton permitting requires 2.5 air change per hour.

## Celebrating Builder Excellence in Alberta with BILD

The land development, residential construction, and renovation industry gathers each fall for the **Building Industry and Land Development Alberta Association's (BILD) Fall Conference** to focus on the past, present, and future—and to celebrate the accomplishments of volunteers, developers, builders, and renovators in the industry. Nestled in Jasper National Park, the conference includes the BILD Alberta Awards, where successes within the industry are celebrated and those who made it happen are recognized.



Built Green Canada CEO Jenifer Christenson presents Reno Award to Diamond Valley Custom Homes.

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, over 450 entries for 31 development, housing, renovation, and safety awards were received on September 14—finalists and winners from across the province were commended. Award categories range from safety to single family and multi-family, from estate homes to the Pinnacle awards, and for those building sustainably.

In the Net Zero Award category the finalists were De Waal Developments and Habitat Studio—one a BUILT GREEN® member, and both Edmonton-based, while many of the finalists across all categories are members of Built Green Canada.

Winner, **De Waal Developments** is a small-volume home builder that prides themselves on treating their clients like family and providing them with highly efficient homes that will be their home for life. Their project earned a BUILT GREEN® Platinum certification and was Net Zero, meaning it annually produces more energy than it uses—a tremendous achievement with huge benefits to the homebuyer.

This year, Built Green Canada sponsored the Renovators Choice Award, in recognition of the predominant ratio of the existing housing stock across the country, that older homes are the source of exponentially more greenhouse gas emissions than newer homes, and that Built Green has a Renovations Program in pilot phase. In this category, the finalists were Aquarian Renovations, Diamond Valley Custom Homes, and Ultimate Homes and Renovations.

About the finalists:

- **Aquarian Renovations** is an Edmonton-based renovator whose mission is to demonstrate leadership in the home construction and renovation industry. They're dedicated to

providing exquisite craftsmanship, integrity, and service for their clients and their communities. They're an experienced home builder and renovator who handpicks trustworthy, reliable, and insured tradespeople.

- Winner, **Diamond Valley Custom Homes** is a luxury custom home builder serving Calgary and the foothills area, specializing in acreage development. This team of brothers strives to bring the highest quality workmanship and professionalism to every project; their mission is to provide the most innovative and industry-leading technology, and implement it to create the home of their clients' dreams.

- **Ultimate Homes & Renovations** is a Calgary-based renovations company. Through the hard work and dedication of its co-owners, the Ritchie brothers, and with attention to detail and uncompromising customer service, the business flourished—it extends back to the family's roots of installing windows and siding. Danny and Terry were taught trade skills of exterior renovations by their father, Albert Ritchie. They say that in the eyes of their father, as soon as we were old enough to sort out the "miscellaneous screws" bucket, they were ready to work.

## Built Green Delivers Technical Workshop: Building Envelope, Mechanical Heating Systems, and HRVs

On July 19, Built Green held a technical workshop in Courtenay as industry readies itself for the BC Building Code.

The workshop included the City of Courtenay, who spoke about where they're at with their processes (step code not yet adopted) and incentives; the Comox Valley Regional District on their existing incentives and their planned transition to the BC Energy Step Code—incentives to carry forward; followed by presentations and live demonstrations from Cascade Aqua-Tech, Coastal Pacific, and Vent Air Heating & Refrigeration.

The workshop saw close to 50 industry members in attendance—builders, energy advisors, consultants, manufacturers, and municipality representatives, which took place at a **Jim Zsiros Contracting's** build-in-progress slated to achieve BUILT GREEN® Platinum certification. The workshop was worth 2 Continuing Professional Development points through BC Housing and 2 Continuous Professional Learning units through the Planning Institute of British Columbia.



Photo from workshop, courtesy of Comox Valley Home Tours.

A special shout out to Jim Zsiros for his leadership and opening up his build-in-progress to serve as an educational opportunity.



## CARE Awards Recognize Green Builder of the Year

The 2018 Construction Achievements and Renovations of Excellence (CARE) Awards saw 300 builders, renovators, designers, trades, and suppliers of the **Victoria Residential Builders Association** turn out to the Fairmont Empress Hotel in Victoria to celebrate innovative home design on September 29.



BUILT GREEN® builder, Verity Construction wins Green Builder of the Year. Pictured alongside Built Green's Jenifer Christenson.

This included the prestigious Green Builder of the Year award—which went to long-time BUILT GREEN® member, **Verity Construction Ltd.**, a company that specializes in construction management and general contracting for residential, commercial, and industrial

projects. They have built and managed over 1000 homes, condominiums, office buildings, and more. With superior project management experience, their team has developed a strong reputation in the west shore community, built on trusted quality and service.

The Indoor Environmental Achievement and Energy Efficiency Award went to **Mike Geric Construction** for Travino Landing, while the Lifetime Achievement Award went to John Sercombe of **Limona Group**, long-time BUILT GREEN® member.

Bravo to these market leaders and to VRBA for recognizing these progressive builders. The Victoria Residential Builders Association created the Construction Achievements and Renovations of Excellence (CARE) Awards in 1991 to recognize the west coast's creative design and craftsmanship, and celebrate excellence in the industry. CARE Awards finalists are selected by a panel of industry professionals using criteria such as architectural design, quality workmanship, creative use of space, and energy efficiency. The categories include Residential Planning Design & Construction; Interior Design; Commercial Planning & Design; Customer Service; Sales & Marketing; Special Achievement; and Special Interest.

## Built Green Canada Wins Building Better Futures Community Award

Also at the awards ceremony, Built Green Canada was presented with the Building Better Futures Community Award for its commitment to environmentally-friendly construction, based on affordability, education, and proven practice through the **Victoria Residential Builders Association**.



VRBA President, Todd Halaburda, presents Built Green Canada CEO Jenifer Christenson with Building Better Futures Community Award.

## Gracorp Enrols Purpose-Built Rental Apartment of 288 Units for Certification

Gracorp is developing Rhapsody, a purpose-built rental apartment building in a new master-planned community adjacent to the University of Calgary, known as the University District. The project is enrolled with Built Green Canada and is slated for BUILT GREEN® Gold certification.

Rhapsody will consist of two floors of underground parkade, a main floor commercial / retail space, anchored by Save-On-Foods, and five storeys of concrete and steel stud rental apartments. In total, the project will include approximately 580 parking stalls to service both the apartment and commercial spaces, 288 rental apartment units (~245,000 sq. ft.) and 12 main floor commercial / retail units (~63,500 sq. ft.).

Rhapsody is situated within walking distance of the Alberta Children's Hospital, the University Research Park, the Foothills Hospital, and the Tom Baker Cancer Center. Together, these facilities employ over 21,000 health care and university workers. The University of Calgary is also home to over 40,000 students.

**Gracorp** is a subsidiary of the Graham Group, one of Canada's largest and most respected construction companies. Gracorp is a merchant style, private market



Photo courtesy of Gracorp Capital Advisors Ltd.

real estate developer with offices in Vancouver, Calgary, and Toronto. From office, retail, hospitality, industrial, and institutional to multi-family residential, Gracorp partners with a variety of land owners, developers, and investment firms to deliver real estate investment opportunities to the marketplace.



Check out "Courtenay" in West Vancouver, a project by **British Pacific Enterprises Limited**—one of 44 they currently have enrolled for BUILT GREEN® certification, with over 80 already certified through Built Green Canada, starting back in 2010.

## Platinum Certifications



Congratulations to all those who achieved Platinum certification in Q3:

Barrett Group Custom Builders Inc. (1), Blackfish Homes Ltd. (1), Distinctive Homes Inc. (6), GL Island Development and Construction Ltd. (1), inHaus Development Ltd (1), Landmark Homes (11), P.R. Building Green Community, Build Green. Live Green. LTD. (2), Partners Development Group Ltd. (1), PCD Pacific Concept Developments Ltd. (1), Sterling Homes Ltd. (10), Tye Homes (1), and Verity Construction Ltd. (6).

The single family certification breakdown for Q3 is 6% Bronze, 37% Silver, 49% Gold 8% Platinum.

### Display Your Two-In-One Home Certification

The BUILT GREEN® home certification seal is usually affixed to the furnace or electrical panel, along with the EnerGuide label from Natural Resources Canada.

These labels offer validation to the energy efficiency and green features of the home and reinforce to the homebuyer that they've purchased from a quality builder.



EnerGuide is an official mark of Natural Resources Canada: used with permission.

### More Ways to Showcase Your Home Certification



Did you know we have metal plaques for purchase to ramp up your home's certification: [builtgreencanada.ca/built-green-metal-plaques](http://builtgreencanada.ca/built-green-metal-plaques).

These can be used as an inlay in your Jack O' Lantern, as part of your front entrance welcome sign, or included in a clear, decorative vase with pine cones and boughs for a decorative seasonal piece!

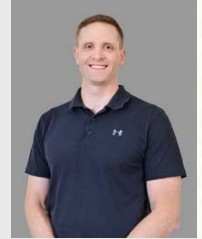
A plaque provides a conversation starter and reinforces the home's third-party certification—beyond the EnerGuide label and BUILT GREEN® seal. They're available in bronze, silver, gold, platinum, and generic (no level identified).

## Built Green in the News

Over Q3, related media coverage was picked up by: BC Building Info x 2, Calgary Herald x 2, Comox Valley Record, Construction Links, Goderich Signal Star, Homes & Land Edmonton x 2, Kijiji x 3, Regina Leader Post, Saanich News, Sooke News Mirror, The Kingston Whig-Standard, The London Free Press, and more.

## Energy Advised

*Reed Cassidy, Adapt Energy Advising*



Whether it be simple upgrades to an existing building, or targeting high-level certifications for new buildings, property owners and builders are increasingly aware that we are on course for achieving energy efficiency through building design and construction. Along these lines are 9.36 of the Building Code, Energy Step Code, and the incoming Pan-Canadian Framework on Clean Growth and Climate Change: new performance targets are beginning to be adopted by many jurisdictions across Canada.

Using a competent, qualified professional is increasingly common. An Energy Advisor is able to help builders achieve various building certifications, code compliance, and direction on how to ensure all building systems will perform together as a whole. The use of energy modelling software, blower door airtightness testing, and other modern tools are helping the industry understand how building systems integrate and function.

Reed has worked in the construction industry for 12 years. He studied mechanical engineering and has worked as a municipal building inspector since 2007. In 2016, he constructed his first new home in Victoria and achieved BUILT GREEN® Platinum and Passive House Classic certifications.

The excitement of energy modelling and certifying a building to high standards, combined with the impressive level of comfort provided by a high-performance home, set him on a course to help as many as possible achieve the same with their buildings.

An Energy Advisor through Natural Resources Canada and a Passive House Consultant through the Passive House Institute, Reed also maintains his Registered Building Official designation through the Building Officials Association of BC.

This year, Reed opened Adapt Energy Advising, which provides a range of services: EnerGuide Ratings, consulting for BUILT GREEN® and Passive House home certification, 2D thermal modelling with psi-value calculations, Building Code and Energy Step Code compliance, RSI calculations, building science consultation, and general energy efficiency consulting. Reed's experience and customer service combine to bridge the gap between simply selecting building assemblies and understanding the effect these choices have on a building's energy efficiency.

The best part about the future is that it's ours to determine. Reed is a firm believer that any building can be made to operate with a relatively low-energy demand, and that it's surprisingly easy and affordable. He is here to help people take the next step, and excited to see a future full of efficient and comfortable buildings.

For more information email [info@adaptenergyadvising.com](mailto:info@adaptenergyadvising.com), phone 250.516.0208, or visit [www.adaptenergyadvising.com](http://www.adaptenergyadvising.com)

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



## Managing Construction Waste: Demolition versus Deconstruction

Built Green Canada has an entire section of its programs devoted to waste management: Section 5 deals with the handling of waste materials on the construction site and encourages recycling.

Did you know that environmentally friendly practices can contribute to your bottom line? Waste diversion can reduce disposal costs by up to 30 percent.



Photo courtesy of Sea to Sky Removal, on-site at a project by BUILT GREEN® member, Adisa Homes Ltd.

### Breaking down the process:

Demolition consists of smashing the building into rubble and from there, it heads to the landfill. It's fast and easy, but it isn't sustainable.

Deconstruction involves taking building materials apart while preserving elements that can be repurposed, recycled, or donated. The benefits of deconstruction are significant; first you are environmentally consciously making an effort to reduce the amount of construction waste heading in our local landfills.

### Easy deconstruction steps and tips:

1. Always keep drywall separated; it's 100% recyclable!
2. Framing and flooring can be recycled, depending on whether or not it is solid wood. You can donate these materials to local non-profits, rebuild centres, and schools to repurpose.
3. Deconstruct cabinetry as well as appliances, which can be either donated or recycled, depending on their condition.
4. Disassembled lighting, fixtures, doors, and windows can either be repurposed, recycled, or donated.
5. Always give non-profits, rebuild centres, or schools a heads-up, so they can make room for all your materials.

These building materials can have a second life, and there is a need for them. By donating materials to a local non-profit, you are creating opportunities for upcycling and helping them bring in financial gain. It's a win-win!

The majority of broken down construction waste can be recycled, repurposed, or donated—it's not all garbage. All these materials can avoid the landfill if you make a conscious effort.

Joe MacMullin of [Adisa Homes Ltd](#), new BUILT GREEN® builder member and client of Sea to Sky Removal, shared his perspective on managing construction waste.

*On why sustainable waste management is an important component on Adisa Homes' projects:*

The amount of waste that comes from construction sites is astounding. I knew this was a perfect area to lead by example and show our clients and colleagues that we can do much better for basically no extra cost. I see others make claims on being "green builders", but only a few out there have me convinced. It's my hope that we can inspire others in the industry and remove the stigma attached to green building practices being expensive.

*On what has been learned through this process:*

The single most important thing I've learned is that having an environmental agenda does not blow the budget—or at least it doesn't have to. Choosing your battles and planning the initiatives you want to implement just become a part of your routine. I'm also happy to say that I've learned that the impact you can make is contagious. When people see you doing it the right way, and having pride in it, they get on board with your vision. We have the good fortune of being in a position where we can showcase our vision, with simple things like our waste management system on our sites. Don't believe me? Come for a visit!

*On offering advice:*

Start slow and be in it for the right reasons. Researching who you want to align with and learn from is your best first step. If you try to jump right in without doing your homework, you might be one of those builders who say waste management is expensive or not worth it. Working with the wrong people can also make your job more complicated, and possibly scare you away from your goal.

But the biggest thing is caring. Once you care enough, your team will get behind you and care as much as you. Then one day you'll realize that you made a difference. Don't know who to call? How about the fine people at Sea to Sky Removal? How about us, at Adisa Homes?

[Sea to Sky Removal](#) is the first waste hauling company in Canada to implement award-winning, on-site recycling stations on construction sites to make sorting recyclables easier. Each of their recycling stations can divert nearly half a tonne (300 pounds) from the landfill, and their crews hand-sort every load to ensure the maximum tonnage of recyclables is diverted.

They donate reusable materials to non-profits, such as Habitat for Humanity ReStore. Builders can request a waste audit and photo documentation, so they'll know exactly where their materials go.

This article is courtesy of BUILT GREEN® Supporting Member, Sea to Sky Removal.

## PROGRAM UPDATES

### BUILT GREEN® Programs: Beyond 9.36 & Step Code

Whether you're operating in a market where 9.36 or step code has been adopted, Built Green's programs *go beyond* these regulations—they're a subset of our programs, which take a holistic approach to sustainability, offering a more balanced approach to your build. Participating in our programs offers you a competitive advantage, given all builders must now meet energy performance requirements. Energy-focused programs like Net Zero are complementary to Built Green and working through our programs can help builders get there.

### Seeking Input

Each year, we review our programs to ensure they remain relevant, rigorous, and achievable. Updates are informed by building code, the Technical Standards Committee, the Board of Directors, new technologies and innovations, and industry input.

We recognize that builders are the ones on the ground, investing in progressive building techniques, and we welcome industry's valued input and are keen to hear from you.

### Single Family Project Verifications

*Added credibility for your projects*

As a component of our quality assurance process, a random selection of projects undergo our Single Family Verification process on "visibly inspectible" items, conducted by the Energy Advisor at the time of the blower door test. This is an additional verification step to increase the rigour of the BUILT GREEN® certification process; it adds another level of credibility to the program, and therefore, your home certification.

### Save Your Customer 15% on Mortgage Insurance

Buying sustainable homes offers savings, making them even more affordable for homebuyers. Single family new homes certified through Built Green Canada are automatically eligible for a partial mortgage loan insurance premium refund of 15%.

*Canada Mortgage & Housing Corporation and Genworth Canada offer a premium mortgage insurance refund of 15% to borrowers who either buy or build through Built Green Canada.*



For more information on how you can save by choosing a BUILT GREEN® home, you may visit the [CMHC Green Home Program / Genworth Canada's Energy-Efficient Housing Program](#).

Please direct your homebuyers to contact the Built Green office to obtain their Building

Certificate of Authenticity from Built Green Canada: [info@builtgreencanada.ca](mailto:info@builtgreencanada.ca) or toll-free 855.485.0920.

### Training Eligible for CPD / Master Builder Credits

Built Green Canada believes training is essential. One of the requirements for membership is that training is taken every two years. Builders and renovators must be trained in BUILT GREEN® practices, policies, and procedures prior to building their BUILT GREEN® projects. Trades and / or suppliers are also encouraged to take our training, as are non-members interested in our programs: [www.builtgreencanada.ca/training](http://www.builtgreencanada.ca/training)

**BUILT GREEN® Program Fundamentals** focuses on the fundamental aspects of the program to orient participants on how to work with Built Green; introduce them to the administrative and technical requirements; prepare them to successfully navigate our processes; and offer resources to help them be successful at building BUILT GREEN® homes.

**Credits: 3 CPD points** with BC Housing, and **Master Building training credits** with Professional Home Builders Institute.

**Construction Technology for BUILT GREEN®** places emphasis on building science, addressing the house as a system; the role of sustainable development; how building science affects durability and occupant comfort; solutions for indoor air quality; how building envelope contributes to heat, air, and moisture flows; and mechanical systems.

**Credits: 20 CPD points** with BC Housing, and **Master Building training credits** with Professional Home Builders Institute.

### City of Edmonton Incentives Reflect Commitment to Reducing Home Emissions

In June 2018 the City of Edmonton launched [Change Homes for Climate](#), a three-part program that includes educational resources, energy labeling incentives, and solar PV rebates.



**Solar**—partnering with [Energy Efficiency Alberta](#), the City of Edmonton will help Edmontonians install solar systems on their homes. The City will cover \$0.15/watt towards the cost, and Energy Efficiency Alberta will add another \$0.75/watt. Between both rebates, about 1/3 of a residential solar installation is covered. Builders can use this to encourage clients to use solar.

**Energy Labeling**—Edmonton is encouraging builders to use EnerGuide labels to demonstrate their homes' energy efficiency and has a \$2000/year incentive to encourage participation. When shared on a map, these labels allow buyers to compare homes and offers confidence that "energy efficiency" is more than a sales pitch. BUILT GREEN® builders already use EnerGuide, so participation is easy.

**Energy Efficiency Rebates**—in late fall of this year, the City will partner with Energy Efficiency Alberta to deliver a renovation-based energy efficiency program that uses EnerGuide home evaluations to determine an energy performance baseline and provide incentives for different energy efficiency measures. Stay tuned for more details at [changeformclimate.ca/energuguide](http://changeformclimate.ca/energuguide)



## 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® home 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.

### Nudura® Insulated Concrete Form

Earning checklist points in *Energy & Envelope*

- The Nudura® Insulated Concrete Form is the builder's block. It's the largest ICF in the industry at 8' long by 18" high. Nudura® folds flat, which means cheaper shipping and more room on the job site. Nuduras' Duralok technology allows the ICF webs to lock together vertically. (1.1.3, 1.1.4)

### Canadian Stone Industries

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. (2.3.5)

### CarbonCure Technology

Earning checklist points in *Materials & Methods*

- CarbonCure's technology is an affordable retrofit to existing concrete plants that allows producers to recycle waste carbon dioxide (CO<sub>2</sub>) during production to make stronger, environmentally friendly concrete. BUILT GREEN® Supporting Member, **Northstar Concrete Ltd.**, offers concrete using CarbonCure Technology. (7.1.10 & complementary to 2.2.4)

### CertainTeed Sustainable Insulation

Earning checklist points in *Materials & Methods* and *Indoor Air Quality*

- Designed for use in commercial and residential wall and ceiling assemblies to reduce transmission of sound and provide thermal insulation, these lightweight, flexible products are easy to handle and fabricate on the job site, and conform to irregular surfaces. The product resists mold and mildew and will not rot or deteriorate. (2.2.5, 3.9)

### Johns Manville

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

- 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 vertical and horizontal applications. (2.2.5, 3.9)
- Formaldehyde-Free™ Fibre Glass Building Insulation offers the thermal and acoustical performance you expect from fibre glass—and addresses indoor air quality because it's made without formaldehyde, and we know that reducing formaldehyde levels creates a healthier living environment. JM offers the only complete line of certified Formaldehyde-free™ fibre glass building insulation. (2.2.5, 3.9)
- AP™ Foil-Faced Foam Sheathing board consists of a uniform closed-cell polyisocyanurate foam core bonded on each side to a foil facer. One side has a reflective foil facer, and the other side has a white, non-reflective foil facer to suit your building needs. (1.1.2)
- 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)



## Save Time On Product Sourcing!

View all products approved for use in our programs by visiting the **Product Catalogue**: [www.builtgreencanada.ca/product-catalogue](http://www.builtgreencanada.ca/product-catalogue)