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Multi-family, purpose-built rental builder leading the way in Western Canada

Highstreet team “all in” for environmental sustainability

On January 29th, 2016, Scott Butler, President of **Highstreet Ventures Inc.**, called a team meeting to discuss company updates, strategic priorities, and next steps. On the surface, this would appear as any other meeting at Highstreet. Since its inception in 2005, one of the company’s key principles has been driven by their commitment to creating aligned interests for employees, partners, and investors. Highstreet has stayed true to this and maintains their commitment to aligned interests, in part, through an inclusive and transparent corporate culture.

Highstreet enrolled the first three High Density projects for certification in Ontario, with Parkwood Place (left).



Photo courtesy of Highstreet Ventures.

Though Highstreet was the first to build a multi-family development in Yellowknife with an EnerGuide Rating (ERS) of 80, and completed 190 multi-family homes at an ERS at 80 or above, their focus had initially

been on energy efficiency in their builds. On the belief that they were already pushing the boundaries on green initiatives, Scott challenged the team to pursue a certification for their green initiatives on future builds. Despite some hesitation on the part of the development team, due to the belief that the additional burden of time and cost would rule this out as a goal, once the alternative forms of green certification were evaluated, it became apparent that with very little modification to their design and company practices, Highstreet could achieve a Built Green certification. The development team, led by Christina Wilson, became big converts and put their full effort behind this initiative. In short, they were “all in”. [Read more here.](#)

Net Zero Homes Priced Under \$400,000 in Edmonton

Landmark Home’s net zero home also achieves BUILT GREEN® Platinum Certification

Net zero energy homes, homes that produce as much energy as they consume on an annual basis, have typically been reserved for individuals with a deep commitment to sustainable living or those willing to invest a fair sum of money towards energy efficiency. **Landmark Homes** is changing that. With its latest project in Maple Crest, net zero energy homes will be offered to the masses, and Landmark’s eventual goal is to build all of their homes to net zero energy standards, with affordability being the target.

Their latest net zero project in Edmonton’s southeast neighbourhood of Maple Crest has a starting price of \$399,737, which includes the lot, home, garage, net zero upgrades and GST. This price is very much in line with February’s median selling price of \$391,000 for a single family home in Edmonton. It’s possible that this home will be one of; if not the most affordable single-family net zero homes in Canada. The show home, located at 2686 Maple Way NW, opened to the public on Saturday, March 18.

The opening of this net zero home is in keeping with the company’s unwavering commitment to sustainable initiatives and innovations that lead to improvements in energy efficient building practices. For over ten years, Landmark Homes has been diligently working to drive down the cost of net zero energy homes and the homes they’re building in Maple Crest today are laying down the groundwork for the mass adoption of this type of housing in the coming years. [Read more here.](#)



Photo courtesy of Landmark Homes.

2017 Board of Directors

Built Green Canada held its Annual General Meeting with business including elections to the 2017 Board of Directors:

- David Adair, Blackfish Homes, Chair of the Board for a second term
- Lance Floer, Excel Homes, Immediate Past Chair for a second term
- Dave Krasman, Jayman BUILT, Treasurer / Secretary
- Todd Bodnar, Dakine Home Builders Inc.
- Dean Campbell, Excel Homes
- John Friswell, CCI Renovations
- Adil Kodian, Rohit Group of Companies
- Carl Lauren, Tye Homes
- Bill Patterson, Citta Construction
- Dave Turnbull, Director Emeritus - Technical Advisor to the Board

Congratulations to incoming Treasurer, Dave Krasman for this appointment and welcome to Directors, Dean Campbell and Adil Kodian.

We would like to take this opportunity to express our gratitude to:

- David Adair, Blackfish Homes, Board Chair for his uncompromising commitment to quality, sustainable builds, and being a passionate advocate of Built Green Canada.
- Lance Floer, Excel Homes, Immediate Past Chair for his steadfast commitment, leadership, and support.
- Bill Patterson, for his long-term service as a Director and his valued contributions on the Technical Standards Committee.
- Dave Turnbull, Past Chair, for his invaluable technical expertise.

Thank you to all Directors on the Board for being market leaders and for their ongoing dedication to sustainable building practices.

Built Green in Your Community

CHBA BC Announces 2017 Georgie Awards® Finalists: Built Green Builders' Leadership Continues



Built Green Canada's Executive Director, Jenifer Christenson, presents to Portrait Homes Ltd. for Best Environmental Initiative.

On March 11, the 25th Annual **Georgie Awards®**, presented by the Canadian Home Builders' Association of British Columbia, held its Awards Gala where over 600 industry professionals, government officials, and industry partners came together to highlight and celebrate excellence in the industry across the province. The list of finalists was impressive and moreover the number of BUILT GREEN® builders in the finalists' and winners' circle was a nod to an industry committed

to sustainability—a big congratulations and kudos to all those

builders who continue to raise the bar in the residential building sector, making sustainable development a priority, to the benefit of industry, builders, homebuyers, and the environment.

As an industry that continues to progress, there was an increase in submissions this year, seeing many inspirational and high calibre projects submitted. Built Green Canada would like to congratulate all finalists and award winners. And, a special shout out to Portrait Homes Ltd, winner of Best Environmental Initiative; RDC Fine Homes Inc. for Best Certified Home – Production; and LWE Builders for Best Certified Home – Custom.



LWE Builders for Best Certified Home – Custom

A Cut Above Living: Renovator achieves Platinum in Pilot Program

A Cut Above Living has achieved a BUILT GREEN® Platinum as one of two renovators to certify in the renovation pilot program, alongside My House Design/Build/Team.

“The program checklist acted like a guide to help us navigate through our first sustainable renovation,” says Stan Neufeld of **A Cut Above Living**. “The options available were common sense and showed us new, better, and more durable choices. As a renovator committed to quality and craftsmanship, this is complementary to the work we do and offers our clients a higher performing home.”

Neufeld goes on to describe the experience of his client. Our customer stated they were very happy with the overall comfort level, air tightness (no drafts), sound proof qualities (no traffic sounds) and how warm the house remained. When their fireplace was on they were having to adjust the furnace down as more than enough heat was being given off by the fireplace. No longer are there cold rooms or areas in their home as they were used to having. Humidity was handled very well with the new HRV. They have stated the utility costs are way down from their previous home. All this was given through a big grin by the husband. They're very happy with the efficiency of the home and the spray foam insulation choices for the 2 x 4 wall assembly. Insulation had been a big concern for him.



Photo credit: A Cut Above Living.

Then, A Cut Above Living goes on to promote the BUILT GREEN® Renovation Program at the Edmonton Renovation Show in January. A shout out to Stan Neufeld for his leadership and being a market leader in sustainable renovations.

Onsite at Avalonna Mews project in Vancouver

Jag Gill and Daljit Dhani promote BUILT GREEN® certified development in progress. This unique project includes 55 units, plus a heritage home.



Heritage home renovated by Avalonna Homes.

Stunning home from Vancouver Total Construction



Photo courtesy of Vancouver Total Construction.

A dedicated team of creative engineering specialists deliver high-performance home achieving a BUILT GREEN Platinum certification.

Built Green Canada Presents to Renovation Council

On January 12, Built Green Canada presented to CHBA Edmonton Region's Renovation Council on the newly launched Renovation Program. Over 30 renovators and suppliers were in attendance and enthusiastic about this new program. And as industry knows, the changes announced in October surrounding Canada's mortgage rules put new limits on how much some buyers can afford. The impact of the new mortgage rules are indeterminate at this time; however, one of the expected impacts will be those who may have previously been considering buying up will remain in the home they're in and focus on upgrades.

This underscores the reality of Canada's housing stock: new housing represents less than two per cent of the overall housing stock across the country. As Canadians and all orders of government are increasingly focused on the environmental agenda, there is huge opportunity to reduce greenhouse gas emissions and strengthen the economy through energy-efficient retrofits of older homes in Canada.

We believe renovations done sustainably will see significant growth in the coming years. We're hearing from financial institutions that there's a marked increase in loans for renovation work.

Thank you to [CHBA Edmonton Region](#) for the opportunity.

Built Green Presents at the Residential Construction Industry Conference: Marketing High Performance

Built Green Canada presented at the annual RCIC as part of a panel sponsored by the City of Edmonton on February 8. The session explored varying perspectives on the marketing and sales of a high performance home. Industry viewpoints included Built Green Canada, Effect Homes, and Landmark Homes, as well as the City of Edmonton, as they ramp up their Home Energy Labelling Program.

City of Edmonton's EnerGuide Sharing Platform: Put Yourself on the Map!

The City wants Edmontonians to be more aware of their home's energy performance. To this end, the City has developed a web-based tool that will help builders market homes that have an EnerGuide label. The tool publicly shares the EnerGuide ratings of participating *new and existing homes*. All home builders using EnerGuide Version 15 (the gigajoule rating) are encouraged to participate. Builders can maximize the marketing opportunities of the website and the City's future marketing campaigns. *The City is working with Built Green Canada to explore future partnership opportunities.* For details, visit ace.edmonton.ca/energuide. Sign up before the formal launch in June and help Edmonton transition to an energy sustainable city!

Built Green in the News

Over the first quarter of 2017, related media coverage was picked up by a number of outlets, including Calgary Herald (x4), Press Reader, BC Building Info, NEW Homes & Condos Edmonton (x3), Kijiji (multiple), Craigslist (multiple), Calgary Sun, Times Colonist, and more. Select CHBA affiliates and key stakeholders have posted Built Green-supplied content onto their website—thank you to CHBA Edmonton Region and to the Canada Home Builders' Association South Okanagan. Also thanks to the Victoria Residential Builders Association for their ongoing support.



Featured Tweet

Light House tweets: "Did you know that LH Director @sawatzky_joanne was the first female @BuiltGreenCan High Density Verifier in Canada? #InternationalWomensDay"

PROGRAM UPDATES

Save Your Customer 15% on Mortgage Insurance

Buying sustainable homes offers savings, making energy-efficient homes 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 (CMHC) and Genworth Canada offer a premium refund of 15% to borrowers who either buy or build through Built Green Canada for energy efficiency using [CMHC-](#) or [Genworth-](#)insured financing.

Please direct your homebuyers to contact the Built Green office to obtain their Building Certificate of Authenticity from Built Green Canada: info@builtgreencanada.ca or toll-free 1.855.485.0920. More on mortgage rebates from Genworth and CMHC: www.builtgreencanada.ca/mortgage-rebates

Master Builder Training Credit Updates

Professional Home Builders Institute will accept BUILT GREEN® Program Fundamentals online module, as well as Construction Technology Modules for Master Builder Training credits. More information on these modules here: www.builtgreencanada.ca/built-green-training

Continuing Professional Development: BC Housing

Built Green Canada has submitted both the BUILT GREEN® Program Fundamentals online module, as well as Construction Technology Modules for Master Builder Training for consideration of CPD credits and this is under review. In the meantime, BC Housing encourages builders to apply directly to them for these courses.

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 FortisBC incentives.

For more information: 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

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 blower door test cost.

Record-Breaking High Density Project Enrolments during this Quarter

From January through March, Built Green received a record-breaking number of high density project enrolments—13 in total from Highstreet Ventures Inc., Homewood Constructors Ltd., Casman Properties, Urban Core Ventures, Lyra Residence Limited Partnership, and Texor Homes Inc.

Energy Advised

Jeffrey Robinson, EnerTech Solutions Ltd.



With building code changes and increased emphasis on sustainable building, of which energy efficiency is a key component, the role of an Energy Advisor has become ever more important. Experts in energy efficiency, they're licensed by Natural Resources Canada to deliver the EnerGuide Rating System—a key component of our Single Family and Renovation programs.

These folks have honed strong energy advising skills through years of related practice, and their role is invaluable in sustainable building practices. We encourage you to fully utilize these folks in your builds; they have so much to offer you and your customers.

Based in Victoria, British Columbia, Jeffrey is the CEO of EnerTech Solutions Ltd. specializing in energy advising and consulting services. Initially starting off on a path in physics and calculus, Jeffrey fell in love with the home building industry in the summer of 2002 as a student working to save money for his next year's college tuition in Santa Cruz, California. This set a solid foundation for a future in building science, coupled with a new-found passion for the ocean and the environment, perhaps encouraged during his time in California.

Jeffrey's journey in the industry continued with training in wood framing followed by Carpentry Level 2, 3, and 4 for Renovations and New Construction. Before earning his Red Seal Journeyman Carpentry in 2008. Jeffrey travelled with five other carpenters to South Korea to teach Canadian wood frame techniques and methods with an emphasis on energy efficiency using Canadian pre-manufacturer walls.

From 2010 – 2015 Jeffrey ran and operated a renovation and mini excavation company, during which time he continued his training with Gold Seal courses on Construction Estimating and Construction Law.

In 2015, his path continued with building science training, and he became a licensed Energy Advisor with Natural Resources Canada (NRCAN) for new homes, followed by a license from NRCAN with existing homes in 2017. With a solid background in carpentry, Jeffrey brings a unique skillset to his role as Energy Advisor. "I am passionate about assisting builders to construct more energy efficient homes while preserving the environment," says Robinson. "I look forward to working with builders and understand the many considerations they face with each build—I'm keen to assist them with BUILT GREEN® certification, which leads to building better."

For more information: email entertechsolutionsltd@gmail.com, phone 250.896.1421, or visit www.enerotech.solutions.

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

2017 Checklist Updates

The end of this quarter marked the transition to the 2017 checklist for Single Family New Homes, Renovations, and High Density projects. For those projects already enrolled in the system, the 2016 checklist remains applicable to the project, while projects enrolled after March 31 are required to use the 2017 checklist.

The changes made to the 2017 checklists reflect industry input, alongside the Technical Standards Committee and the Board of Directors.

These changes also reflect individual checklist items' impact on the project, as well as greater alignment between the Single Family, High Density, and Renovation programs. As always, Built Green Canada welcomes input from industry, whether that be through a Request for Interpretation, which may be submitted [here](#) or other recommendations.

Single Family Projects

Two options for those projects, already in process, using the 2016 Single Family Checklist:

- If the energy modelling has been done using the EnerGuide 0 – 100 scale (Hot2000 v10.51) this will be accepted.
- If the energy modelling has not been done and EnerGuide v15 (Hot2000 v11) is being used, please contact Built Green.

For those using the 2017 Single Family Checklist:

- If the municipality is requiring Hot200 v10.51, please provide the gigajoule rating for both the “as built” and “reference house” so the percentage improvement can be determined.
- When working through the checklist, if you haven't yet completed the modelling and therefore are unable to include the “as built” and “reference house” ratings in the Energy Modelling section, it will show as insufficient points. You still may upload the checklist for project enrolment, and this can be added later.

For MURB projects, the 2016 BUILT GREEN® Single Family Checklist will be accepted indefinitely, as Hot2000 v11 for MURBs is under development.

** Energy Modelling Changes—Reminder:

Any home seeking BUILT GREEN® certification must first be modelled and tested in the EnerGuide Rating System (ERS). With the introduction of ERS v15, minimum EnerGuide scores are now required for BUILT GREEN® certification.

The energy requirement for each certification level is based on the percent lower than reference house (% LTRH). In other words, the ERS v15 rating must meet the required percent lower than the corresponding ERS v15 reference house.

- Bronze certification: house rating meets the energy requirements of 9.36 reference house and earns 25 points.
- Silver certification: house rating is 10% lower than reference house and earns 30 points.
- Gold certification: house rating is 20% lower than reference house and earns 35 points.
- Platinum certification: house rating is 30% lower than reference house and earns 40 points.

The 2017 checklist includes space for you to input the ERS v15 “As Built” house rating and the ERS v15 “Reference House” rating, and from there, the checklist will automatically calculate the percentage lower than reference house.

* Your percentage will vary from your ERS label, as Built Green removes the electric baseloads from both the “As Built” house rating and the “Reference House” rating. This is to ensure that your home's energy improvements are not affected by your electric baseloads, which are constant through all homes and cannot be improved upon.

For a summary of the checklist item updates for Single Family projects please review here: www.builtgreencanada.ca/single-family-checklist-2017?id=1456. We encourage you to take a few minutes to review changes to existing checklist items as well as new checklist items.

Innovation Points: NEW

We are encouraging builders to integrate innovative sustainable building practices above and beyond what is contained within our programs. The innovation must apply to a specific BUILT GREEN® project and will be reviewed by the Technical Standards Committee at the time of submission. This is applicable to Single Family, Renovations, and High Density projects.

High Density Projects

For a summary of the checklist item updates for High Density projects please review here: www.builtgreencanada.ca/high-density-checklist-2017?id=1456. We encourage you to take a few minutes to review changes to existing checklist items as well as new checklist items.

Supporting Members Can Help You

Supporting members are those working in the sustainable building sector with similar goals: they could end up being collaborative partners, so be sure to check them out and make mutually beneficial connections! They are responsible for products and services for the residential building industry and are required to meet membership criteria.

www.builtgreencanada.ca/find-a-supporting-member



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.

Ecolnnovation Technologies Inc: ThermoDrain™

Earning checklist points in Envelope & 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. (1.2.9)

Aprilaire

Earning points in Ventilation

- The Aprilaire Model 400 Whole-House Humidifier features a built-in bypass damper and utilizes evaporative technology to minimize water use. Gravity pulls water down, while the wicking action of the Water Panel® draws it back to the top, using 100% of the water delivered to the unit. (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. (3.1.2)

Watercycles Energy Recovery Inc.

Earning checklist points in Envelope & Energy

- The Watercycle is one of the most cost effective ways to increase the energy efficiency of new homes under building programs like those through Built Green Canada. The Watercycle reduces the cost of hot water heating and doubles the output of a hot water heater. (1.2.8)

Tremco Barrier Solutions

Earning points in Materials & Methods

- Watchdog Waterproofing is a cold applied, polymer modified, asphalt emulsion (water-based). It is spray applied, by certified contractors only, to provide an elastomeric waterproofing membrane to the exterior of foundation walls. Watchdog, with water being the primary carrier, can be successfully applied year round. (2.3.2)

Johns Manville

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

- 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 biobased binder. A wide range of thermal resistance is available to provide thermal control for both vertical and horizontal applications. (2.25, 3.9)
- Johns Manville 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)
- JM Formaldehyde-free™ fibre glass building insulation offers the thermal and acoustical performance you expect from fibre glass—and it's made without formaldehyde. Reducing overall formaldehyde levels in the home creates a healthier living environment. (2.2.5, 3.9)

EZEE Dam

Earning points in Materials & Methods

- Canadian manufactured EZEE Dam Window Pan Drainage Dam system consists of PVC extrusions installed on the sill plate and 4" up the jambs of window rough opening framing in wood frame construction. Installed before the windows, it provides a guide for correct installation. The top surfaces of the extrusions slope to the outside, facilitating water migration to the exterior. The PVC material and hollow extruded construction resists thermal transfer. It has a 10 year warranty against water leaks or damages caused by water leaks in the pan area. (2.3.3)

G.E.M.: Eurosheild Roofing

Earning points in Materials & Methods

- The most advanced roofing product on the market today. Made from almost 100% recycled material, it simulates the look of cedar shakes. Its under-side cubicle structure enhances its insulation performance and energy conservation attributes. Comes with a limited 50 Year Warranty. (2.2.21, 2.3.1)

Owens Corning

Earning points in Envelope & Energy, Materials & Methods, and Indoor Air Quality

- Canada's No. 1 Insulation, EcoTouch® PINK™ FIBERGLAS® Insulation. Insulate interior walls, floors, and ceilings. With outstanding thermal resistance for energy savings, it also maintains insulating power over time. (2.2.5, 3.9)
- The Owens Corning FOAMULAR® CodeBord® Air Barrier System helps provide a continuous exterior air, moisture and thermal barrier, which minimizes heat loss or gain and provides a comfortable indoor living environment for occupants. (1.1.8)