

Built Green Canada

Quarterly Newsletter
Q1 2014



Built Green Canada expansion across Western Canada

Built Green welcomes its first Saskatchewan-based builder

Coinciding with Built Green Canada's 10th anniversary, we announced our expansion into Saskatchewan and Manitoba, which became operative in the New Year. This move marked the success of the organization, in large part, due to those in the residential building sector.

With this expansion, we welcomed our first Saskatchewan-based builder: [Dakine Home Builders Inc.](#) Dakine 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. As the recipients of three Environmental Leadership Awards, they understand that environmental responsibility means more than just participating in programs, and encompasses careful collaboration with draftsman, framers, plumbing, and heating technicians to ensure each home they build has a low environmental impact. From beginning to end, they look for ways to reduce construction waste and increase a home's efficiency to reduce our carbon footprint.

The expansion addresses the growing demand for responsible sustainability practices driven by builders, developers, government, and homeowners. Built Green's programs recognize energy efficiency as a fundamental component and move beyond this to include electrical efficiency, water efficiency, indoor air quality, resource use, and overall environmental impact.

New building code changes (9.36) coming in 2014 are expected to escalate costs for builders. "Builders can invest the dollars required to reach the new industry standards taking a prescriptive route, or they can spend the equivalent to comply with the new code and participate in our program," says Jenifer Christenson, Built Green Canada, executive director. "As such, our programs are complementary to the incoming standards."

Built Green is affordable, third-party certified, and easily implementable with pre-approved sample checklists and guides. BUILT GREEN® builders have a competitive advantage, showing leadership through sustainable practices, while gaining credibility with third-party certification—ultimately offering better built homes for homeowners to enjoy now and in the years to come.

A BUILT GREEN® homeowner enjoys an efficient, environmentally friendly home that is healthier, more durable, comfortable, and quiet, with better air quality. The home is less expensive to live in with lower monthly operating costs than a home built to industry standard, and further, it enhances the value and retention of the house.

2015 Single Family Checklist Draft: Public Consultation

Our public consultation process for the proposed 2015 Single Family Checklist is underway. [Here](#) you may find further details, including key dates and how to submit your feedback.

It is very important to this program that our checklist is builder-friendly; as such, we are extremely interested in your feedback and strongly encourage you to go through our 2015 SF Checklist draft and offer your thoughts before it is finalized.

****Request for Input Deadline: April 30, 2014**

Single Family for New Homes Verification

As a reminder, the "visibly inspectible" verification is a component of our quality assurance process; its implementation increases the rigour of the BUILT GREEN® certification process and adds another level of credibility to the program.

In the first quarter, this new process was formally rolled out. Built Green Canada, working with our Delivery Agents, advised member builders who would be participating in the Single Family Verification process in 2014 and were asked to advise of their CEA. CEAs were sent agreements, which are between Built Green Canada and themselves—no fee to builders. To date, 10 verifications in Alberta have been completed.

BUILT GREEN® Program Fundamentals, Module 1

BUILT GREEN® Program Fundamentals, Module 1 was launched at the end of February. The module 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 Built Green's quality assurance processes; and offer them resources to help them be successful at building BUILT GREEN® homes.

For BUILT GREEN® members, [the training](#) costs \$150 plus tax, and for non-members, the training is \$250 plus tax. A 15% discount is offered to companies that send more than five staff to our training.

Built Green Canada believes training is essential. New builders are required to take Program Fundamentals, and every two years members are required to take additional training. Builders may choose which training course to take: Program Fundamentals (again, this is the fundamentals of the program) or building science (or building science update).



Builder Feature: Homeowner discovers benefits of green building

From the ground up—Mission Group builds sustainable communities

“I was not aware that it was Built Green—that wasn’t something I was thinking about,” says Michael Herhaus, homeowner at the Winsome Hill community in Kelowna, BC. Soon after moving in, however, he came to appreciate the benefits of living in a BUILT GREEN® home.

Michael wasn’t looking to buy pre-sale either. He had heard the horror stories. But his realtor knew Mission Group and said they were the only builder he would buy pre-sale from. There’s a lot of industry jargon out there that makes it confusing for homeowners to know what they’re getting, but when Michael moved into Winsome Hill, there were noticeable differences in his BUILT GREEN® home.

“It’s funny, I noticed that I had to alternate my cleaning schedule from top to bottom because I was throwing cleaning supplies in the garbage...there was no dust!” Michael says—and he’s not alone. George and Arlene live at Winsome Hill as well, and of their home buying experience, George says, “In our first brand new home we could smell the off-gasses given off from the formaldehyde in the carpet and you could smell the paint fumes. When we did our first walk through of this home, you couldn’t smell anything. There’s also a lot less dust. It feels a lot cleaner in this new home.”

What these folks are experiencing are benefits of Built Green’s holistic approach to building. Every sustainability program is different and has different areas of focus—Built Green Canada recognizes energy as a vital component in residential construction and ownership and moves beyond this to include electrical efficiency, water efficiency, indoor air quality, resource use, and overall environmental impact: an advanced building technologies approach with a view that the home works as a system or a sum of its parts. On paper, these words mean only so much to the consumer, but in practice, it’s simple: lower bills, smaller environmental footprint, an increased quality of living.

Michael notes that his three-storey 1,460 sq. ft. home has almost no temperature variation between the floors, which he attributes to great insulation. Surely the insulation plays a part, but this is where we see the “house as a system” performing for its people. The reduced dust, the better air quality, the consistent temperature—these are all due in part to better building materials, to better ventilation, to better home air tightness—and these areas feed into others and more benefits become apparent to the homeowner.

Michael was surprised that he had only one bill—electric power. This includes heating, cooling, hot water, and electric power, yet it averages only \$72 per month. A low utilities bill is just another noticeable difference between a BUILT GREEN® home and a home built to code.

“At [Mission Group](#), we take an Inspired Green approach with all of our new home communities. This means that we look for ways to minimize the environment impact in every aspect of our work,” says JoAnne Adamson, Director of Sales for Mission

Group Homes. “We start with the big picture, such as land use and protecting the site’s natural processes. Our attention extends all the way down to details like the choice of non off-gassing interior finishes, like flooring and paint.” Their key areas of focus are complementary to those of the BUILT GREEN® program (Envelope and Energy Systems, Materials and Methods, Indoor Air Quality, Ventilation, Waste Management, Water Conservation, and Business Practices), which makes them a great fit.

BUILT GREEN® builders commit to changing their practices across the board; they have to walk the enviro-friendly talk, which Mission Group has done in spades. Since they joined Built Green in 2008, they’ve completed 214 homes in three BUILT GREEN® Gold certified communities, Sage at Auguston, Amberhill, and Winsome Hill. This BC-based builder has a truly “inspired green” approach to constructing a home and an entire community.

[Read more here](#)

Sustainable Building: An Early Start

We received a call out from the Mulgrave School in West Vancouver, a middle school that offers design technology. Their product design teacher is having their students design and build a model of an environmentally friendly home and are using the BUILT GREEN® checklist as a method of testing the designs!

Find a Builder: Updates

We continue to update the “[Find a Builder](#)” portion of our website. This area is used to showcase our members who have built at least one BUILT GREEN® certified home. These builders are listed by province, by region, and by the price range they build within; please visit your listing to be sure your information is up-to-date.

If you are a BUILT GREEN® builder and you are not listed on our site, please be in touch. Likewise, if you would like your content updated, we would be happy to do this for you!

Sponsorship Opportunities

We are committed to doing our part to build a sustainable, healthy future for generations to come. For information on how you can become a sponsor, click [here](#).

Built Green Canada is moving!

Built Green is growing and expanding; the time has come to take the next step and move into space that allows for the current growth and anticipated future growth. Effective May 1, our new office coordinates are:

Built Green Canada
8615 – 104 Street
Edmonton, AB, T6E 4G6

We’re on Twitter [@BuiltGreenCan](#)! If you have news relating to a BUILT GREEN® project or approved product, pictures and updates are welcomed!

Product Catalogue Connection

The BUILT GREEN® Product Catalogue provides builders and renovators access to products for use in sustainable residential construction, including energy efficiency, electrical efficiency, water efficiency, indoor air quality, resource use and overall environmental impact. It is based on the BUILT GREEN® Checklists and therefore is organized by the same categories. Only products and services that have been accepted by Built Green Canada are listed in the Product Catalogue, and they are selected based on a list of criteria.

Below, our featured Product Catalogue contributors are listed with their BUILT GREEN® approved products. If used in your BUILT GREEN® projects, these products will earn checklist points; note that each product below shows where and how they earn you points.

Johns Manville

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

- JM Formaldehyde-free insulation provides excellent thermal and acoustical performance and now utilizes an innovative bio-based binder, made mostly with rapidly renewable plant-based materials that offers improved handling, easier cutting, and less dust than our previous product. (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. (7.1)

Euroshield Roofing

Earning points in Materials and Methods

- Made from almost 100% recycled material, EuroShake (which simulates the look of cedar shakes) meets or exceeds the requirements of the BUILT GREEN® Program. Its under-side cubicle structure enhances its insulation performance and energy conservation attributes, and it comes with a limited 50 Year Warranty. (2-43, 2-44)

Canadian Stone: Boral Cultured Stone®

Earning points in Materials and Methods

- Boral Cultured Stone® by Boral Stone Products is a light-weight manufactured stone veneer suitable for residential and commercial, exterior & 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)

EuroLine Windows Inc.

Earning points in Envelope and Energy Systems

- EuroLine’s 4700 Series ThermoPlus™ is the strongest, most energy-efficient window system in its class. With its sophisticated GENE0® six-chamber, hybrid profile and high-performance glazing, ThermoPlus™ Tilt & Turn windows provide unsurpassed thermal comfort; significant energy savings and are used extensively in Passive House projects across Canada and the US. (1-18)
- EuroLine’s 4600 Series GoldenLine combines a wide variety of options with excellent performance capabilities. Featuring European Tilt & Turn operation, standard double pane glass with LoE and argon, and multi-point locking hardware, GoldenLine seals out harsh weather and provides additional security. Also available in triple pane with LoE and argon. (1-18)

Scalehound Water Systems Ltd

Although this product does not earn checklist points, it has been recognized and deemed both useful and beneficial for the sustainable builder

- Scalehound Water Systems Ltd, is a water conservation company focused on offering a revolutionary technology called the “Scalehound”. In the simplest terms the “Scalehound” is an easy, bolt-on device that eliminates and prevents what is commonly known as scale or lime scale, (which is caused by hard water deposits) as well as providing a quality of water that performs like soft water.

Organized Living

Earning points in Indoor Air Quality

- Organized Living freedomRail is a truly adjustable home storage system and a green choice for home organization. Every freedomRail system delivers a smart, sustainable solution that empowers homeowners to stay organized and freely in control by providing an ideal combination of versatility, strength, and ease. (3-12, 3-13, 3-14)

K2 Stone Quarries Inc.

Earning points in Materials and Methods & Business Practices

- Ocean Pearl Natural Stone is a long lasting, durable and natural product quarried locally in Port Renfrew and processed locally in Nanaimo. Building products consist of thinstone veneer, full bed ledgerstone, and capping. (2-30, 2-48, 2-52, 7-6)

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)

Watercycles Energy Recovery Inc.

Earning points in Envelope and Energy Systems

- The Watercycle is one of the single most cost effective ways to increase the energy efficiency of new homes under most building programs such as Built Green Canada and R-2000. The Watercycle reduces the cost of hot water heating and double the output of a hot water heater. (1-30)

Desert Spring Eco-Products Ltd.

Earning 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)

Evergreen Turf

Earning points in Water Conservation

- Turf that looks and feels like real grass and is maintenance free: no mowing, watering, or use of chemicals. The warranty is primarily for degradation of the fibers from intense sun, so due to our snow cover, the life expectancy is 25-30 years. (6-11)