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Partners Development Group: Beyond Status Quo

If your point of reference is their "Arrive Home" website—a departure from those who insist on their company name as their website address—you know you're looking at a



Photo courtesy of Partners Development Group.

builder focused on creating homes, not just building houses. Warm colour hues, young faces, and a focus on sustainability are peppered throughout the website to reflect their core focus areas—highlighting a business with a view to the future. There is a sense they can help you "arrive home".

Partners Development Group focuses on three core areas: affordability, quality, and sustainability. It's these values that drive this builder forward.

The company began with smaller-scale, conventional projects, for most of its first decade. As new building practices were developed, the growing Partners team researched green methods and technologies to build more responsibly, while finding the way to feasibly accomplish this in the first-time home buyer's market. In 2010, this effort began to see Partners differentiate themselves from other multi-family builders.

"We wanted to do better—strive to be better. Building to code as a minimum wasn't enough," says Alan Quinn, Vice President of Construction. "We wanted to challenge ourselves and know this was the future of Partners Development Group. How can you not feel good about that?"

And so they talked to their customers. The responses reinforced the path they were on. Inspired by those younger than him, Quinn also listened to his nieces, nephews... [Read more here.](#)

Orcas: The Inspiration Behind Blackfish Homes and New Board Chair

British Columbia's Johnstone Strait, north of Vancouver Island, is home to around 150 orcas during the summer months. Though they're commonly known as "Killer Whales", they are the largest member of the dolphin family and in fact not whales at all. They have gained recent attention under the name the First Nations' people of the area gave to them: Blackfish. 400 km south is the neighboring city, North Vancouver, home to [Blackfish Homes](#).

Owner and Director of Sales, David Adair, was once an ocean guide on a kayaking tour along the Johnstone Strait. He admired the incredible Orcas—particularly their strong communication skills and family ties. Years later, when founding his company, he identified these as values the company would strive to embody—and so became Blackfish Homes.

Proponents of conservation, David who is current Built Green Canada Board Chair, and fellow owners, Robert Griesdale and Stuart Sanders, wanted to ensure they were producing



Photo courtesy of Blackfish Homes.

quality, high-performance homes, so in 2009, they started building to BUILT GREEN® certification.

Built Green Canada's environmental programs make sense for builders like Blackfish Homes, who want to enable their customers to make informed decisions about their family house. The BUILT GREEN® program looks at the house as a system, including energy efficiency, as well as the preservation of natural resources, reduction of pollution, ventilation and air quality, and the improvement of home durability. Blackfish Homes utilize the advanced building technologies of building... [Read more here.](#)

Founding Member, Jayman BUILT introduces enhanced core performance specifications

While Alberta continues to experience significant market contraction, leading builders continue their commitment to sustainable building practices. In the case of Jayman BUILT, they've chosen to increase the performance of their builds as they maintain their core value of building performance and technology. Jayman recently added some new features to their "Core Performance" systems in each and every home.

Their New Fit & Finish™ Specifications include four finishing levels to ensure customers get the home they want. No matter what Fit & Finish level the customer picks, Jayman's Core Performance Features are always included: structure & exterior, energy efficiency, water saving features, indoor air quality, and convenience.

For Jayman BUILT, it is important that every home they build meets the highest standards—inside and out—because as they say, "performance lives here".

As the founding member of Built Green Canada, **Jayman constructed the first BUILT GREEN® home** and continues to lead the way with included options that ensure every home meets BUILT GREEN® standards—saving their customers money on bills, while promoting a healthy home and environment.

2016 Board of Directors

Built Green Canada held its Annual General Meeting with business including elections to the **2016 Board of Directors**:

- David Adair, Blackfish Homes, Chair of the Board
- Lance Floer, Excel Homes, Immediate Past Chair
- Dave Turnbull, Landmark Homes, Past Chair & Director Emeritus - Technical Advisor to the Board
- Todd Bodnar, Dakine Home Builders Inc., Director Emeritus
- John Friswell, CCI Renovations
- Dave Krasman, Jayman BUILT
- Carl Lauren, Tyee Custom Homes
- Bill Patterson, Citta Construction

Congratulations to incoming Chairman, David Adair for this appointment and welcome to new Director, John Friswell.

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

- Lance Floer, Excel Homes, Immediate Past Chair for his steadfast commitment, leadership, and support
- Dave Turnbull, Landmark Homes, Past Chair, for his invaluable technical expertise
- Mark Nowotny, My House Design/Build Team Ltd., outgoing Director, for his esteemed inputs on the Renovation Pilot
- Murray Pound, Gold Seal Homes, Past Director, for his long-term commitment and respected contributions

Thank you to the Board of Directors for their ongoing dedication.

FortisBC's New Home Program—BUILT GREEN® Builders & Eligibility

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

For more information:

Built Green Canada
Toll Free: 1.855.485.0920

New Home Program
Phone: 1.855.888.4633

Built Green in Your Community

CHBA BC's Georgie Awards® Celebrate Excellence in British Columbia's Building Industry

On March 11, the 24th Annual Georgie Awards®, presented by the Canadian Home Builders' Association of British Columbia, held its Awards Gala where over 600 industry professionals, government



Built Green Canada's Executive Director, Jenifer Christenson, presents Best Environmental Initiative award to Naikoon Contracting Ltd.

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 those finalists and award winners. And, a special shout out to **Naikoon Contracting Ltd.**, winner of Best Environmental Initiative for creating innovative and sustainable development, and also winners of several other they were recognized for it at the Georgie Awards® with many titles, including Best Environmental Initiative, Best Certified Home - Custom, Custom Home valued between \$750,000 - \$1,500,000, Best Residential Renovation \$500,000 - \$799,999, and the Grand Georgie Awards® Custom Home Builder of the Year.

City of Edmonton's Energy Transition Strategy—Built Green invited to the table

Built Green Canada continues to participate, as part of an advisory group, to contribute to the City of Edmonton's Energy Transition Strategy, which provides a framework for reducing greenhouse gas emissions, increasing energy efficiency and promoting resilient energy systems in Edmonton. The strategy points Edmonton to an energy sustainable future and includes twelve strategic courses of action for addressing challenges and opportunities, and includes an eight-year action plan. These actions include programs that promote energy conservation, energy efficiency, and renewable energy uptake in buildings, as well as programs that promote greater infill and density in Edmonton's urban form.

City of Brandon launches “Certified Green Homes” and includes BUILT GREEN® Programs

This quarter saw the launch of the City of Brandon's “Certified Green Homes” pilot project—a program intended to encourage builders and homeowners to design, build, and certify their homes through a third-party home certification program. The pilot project involves Manitoba Hydro's Power Smart for New Homes program, as well as Built Green Canada.

Small town energy efficiency program simple by design *Courtesy of Green Energy Futures*

All Carl Lauren wanted to do was promote the construction of energy efficient homes. It sounded easy enough. So a few years ago he called up the mayor of Kimberly, B.C., and suggested his home town make constructing homes to the BUILT GREEN® standard mandatory.

The mayor at the time told him he was nuts. Cities can't do things like that! That didn't deter Lauren. The 37-year-old owner of **Tyee Custom Homes** and board member of Built Green Canada persisted.

“A lot of the stuff we talk about is encouraging local municipalities to push forward with energy efficient procedures to the best of their ability,” says Lauren. “[But] we're bound by the bureaucracy of our own government not allowing local municipalities to override the building code.” [Read more here.](#)

Services: Supporting Members & 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

Energy Advised: Your EA

Ray Smith, Kootenay Energy Advisor



With building code changes and the increased emphasis on sustainable building, of which energy efficiency is a key component, the role of an Energy Advisor (EA) has become ever more important. Experts in energy efficiency, they're licensed by Natural Resources Canada to deliver the EnerGuide Rating Service. Built Green Canada and those builders involved in our programs are fortunate to work with some very knowledgeable, experienced Energy Advisors. We encourage you to fully utilize these folks in your builds; they have so much to offer you and your customers.

Ray Smith of Kootenay Energy Advisor notes that with the recent changes in the BC Building Code regarding insulation, air tightness, and ventilation, it can be a challenge to get the home built to the levels prescribed in terms of energy efficiency and performance; for instance, most log homes will not meet the new codes using the usual prescriptive path for design and construction. In fact, Smith cites a circumstance where he had to 'troubleshoot' a house only three years old. The home was built to code for the occupants' future retirement, though they were already struggling with the utility bills.

Smith knows his role is an important and necessary part of the house building process—the builder really gets only one chance at the building envelope, so he encourages builders to make sure they get it right. Says Smith, “I can analyze the blueprints of the house and give practical advice as to where the EnerGuide rating can be improved. I can evaluate the building envelope, find the ‘sweet spot’ for extra insulation, and show that by improving the efficiency of the building smaller heating and cooling systems can be implemented.” He goes on, “I can also show the running costs of various heating systems and so help the home builder decide which would be the best to use.”

Working in construction all of this building life, Smith starting as a tradesman and then going on to become a senior construction site manager in England working on a variety of projects including schools, leisure centres, laboratories, and student accommodation blocks. For the eight years prior to moving to Canada, Ray was a registered homebuilder, designing and building very energy efficient houses, using many of the technologies now being promoted in BC. These include extra insulation, air tightness, triple glazed windows, heat recovery ventilation, heat pumps, solar, and wind. As an energy advisor for eight years, he serves the Kootenays in BC from Radium in the east across to Rossland in the west, taking in Cranbrook, Kimberley, Creston, Nelson, Castlegar and Trail—Ray is based out of Kimberley.

PROGRAM UPDATES

New BUILT GREEN® Portal

The new BUILT GREEN® Portal launched on April 11: www.members.builtgreencanada.ca. From here on in, the portal is used to process all BUILT GREEN® projects; projects will be enrolled through the Built Green Canada Portal, and to note all projects from the old system have been moved over.

The BUILT GREEN® Portal also stores news and program updates from the organization, alongside downloadable resources for your use in strengthening the benefits you receive for being part of a sustainable community and building to BUILT GREEN® certification.

Password reset and simple enrolment instructions were sent to members, and folks are encouraged to contact us should they require further assistance. As always, we are keen to support the successful certification of your BUILT GREEN® projects.

Renovation Program Pilot Launches

During this quarter, work on the new renovation program ramped up and early in April, we soft launched this as a pilot project. **The program is currently in trials and we encourage those who work in the renovation market to consider test piloting this.**

For simplicity, we have created three renovation types:

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

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

Special thanks to:

- Mark Nowotny, My House Design/Build Team Ltd.
- John Friswell, CCI Renovations
- Rob Griesdale, Blackfish Homes
- Marie Soprovich, Aquarian Renovations
- Aquino Naccarato & Richard Plamondon, Ackard Contractors
- Stan Neufeld, A Cut Above Living
- Sydney Bond, Effect Home Builders Ltd.
- Cal Tebb, Homestyle Construction
- Jamie Affleck, Alair Homes
- Peter Sundberg, City Green Solutions.

Construction Technology Online Training Opportunity—BUILT GREEN® Rate Available

One of the requirements for BUILT GREEN® membership is that training is taken every two years. A new builder member is required to take BUILT GREEN® Program Fundamentals, Module 1, focused on the fundamental aspects of the program.



Photo courtesy of Blue House Energy.

Built Green Canada strongly recommends building science training as a natural progression from the initial training module (above) and recognizes the Building Science for New Homes training available through Service Organizations licensed through Natural Resources Canada; however, there are times when accessibility can be challenging, both in terms of availability and affordability.

With this in mind, we have partnered with Blue House Energy, an online training provider specializing in building construction. Their “Construction Technology” course places heavy emphasis on building science and building better. The course addresses the house as a system concept; the role of sustainable development in construction; how building science affects building durability and occupant comfort; the signs, symptoms, and solutions for good indoor air quality; building envelope details and how they control or contribute to heat, air, and moisture flows; and mechanical systems.

The cost is \$276.50 for BUILT GREEN® members to take this [online training](#) reflecting a 30% discount through June 18, 2016.

Technical Standards Committee 2016

The [Technical Standards Committee](#) (TSC) advises Built Green Canada on all matters related to the technical standards of our programs for environmentally responsible building practices, energy use, products, and standards compliance. Committee members bring expertise to ensure checklists are appropriate and working in accordance with the interests of the Built Green Canada and that audit processes ensure program integrity.

- Matt Grace, Mission Green Buildings, Chair of the TSC
- Niels Anthonson, Enerlytics Engineering Ltd.
- Kyle Beatty, Bedrock Homes
- John Friswell, CCI Renovations
- Bard Golightly, Christenson Developments
- Einar Halbig, E3 Eco Group
- Rob Withrow, Enviromatics Group Ltd.
- Bill Patterson, Citta Construction
- Clint Pollonais, Conscious Vibe Consulting
- Robert Prybysh, Arrow Engineering Inc.

We would like to recognize the long-standing commitment of Derek Satnik, Past Chair, and Kyle Anders, Past Vice Chair, both of Mindscape Innovations.

Built Green in the News

During this quarter, BUILT GREEN® related media coverage was picked up by a number of outlets, including radio station LG 104.3, Green Energy Futures, Huffington Post Canada, KPI Media, BC Building Info x 2, Kootenay Business, Just Energy blog, Alberta Views, Brandon Sun, Indio Today, Tri City News, Westman media, Calgary Sun x 2, Calgary Herald, NEW Homes & Condos Edmonton magazine x 3, Kijiji, Craigslist, Green Scene, North Shore News, Saanich News, and more. We are seeing far more inclusion of “Built Green” as a key selling feature in real estate listings (referenced above with Kijiji and Craigslist) as well as increased interest from realtors and homebuyers. Additionally, CHBA affiliates and other like-minded stakeholders continue to post Built Green-related content.

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

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

DID YOU KNOW?

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

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.

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, 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. Comes with a limited 50 Year Warranty. (2.2.21, 2.3.1)

Owens Corning

Earning points in Envelope & Energy Systems, 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)

IKO Industries

Earning points in Water Conservation

- Biltmore™ combines beauty with contemporary strength. Manufactured in a larger size to offer more exposure and create a high definition “shake” look for your roof. These shingles are versatile and easy to maintain and come in a myriad of colours that can suit any home. Biltmore carries a limited lifetime warranty. (2.3.3)
- Superglass 25 and 30 shingles are time tested construction and weather-resistant designs, highlighting the home's beauty. These hardy 3 tab fiberglass shingles shield the home against the forces of nature. Superglass 25 comes with a limited 25 year warranty, and Superglass 30 comes with a limited 30 year warranty. (2.3.3)

Sigmadek Ltd.

Earning points in Materials & Methods

- Sigmadek is a revolutionary, “game changing”, pre-engineered deck building system with residential applications for home builders. Every installed Sigmadek system delivers a safe, strong, and sustainable solution to an industry segment until now has been plagued with ongoing maintenance and structural issues. No rot, no warping, low maintenance, quick install. (2.3.9)

Innotech Windows and Doors

Earning points in Envelope & Energy Systems and Materials & Methods

- Innotech “Tilt + Glide Sliding Glass Doors”, “Tilt + Turn Terrace Swing Glass Doors”, and “Tilt + Turn Picture Windows” are EnergyStar qualified for Zones AB (double glazed) and Zones ABCD (triple glazed). Depending on the finish, they may also have recycled content in the perimeter frames. (1.1.16, 2.2.13.1)