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British Pacific Properties Awarded Innovation Points for Water Conservation

Passionate builders are looking for ways to keep their projects smart and sustainable—we love that. In an effort to encourage and reward better building technologies and innovations above and beyond what's contained in our programs, we've added "innovation points" to our programs.



Photo courtesy of British Pacific Properties.

British Pacific Properties has long been a prominent member of the development sector—and of Built Green Canada. They're also the first to submit a proposal for innovation points; their worthy submission was reviewed by the Technical Standards Committee and approved for points.

For over 85 years, British Pacific Properties has been artfully designing and developing land in West Vancouver including the British Properties, the Capilano Golf and Country Club, the iconic Lions Gate Bridge, Park Royal Shopping Centre, Whitby Estates, and the Rodgers Creek residential community. Building luxury custom homes for over 20 years, Mulgrave Park is one of their latest neighbourhoods under development.

Mike Parker, Senior Project Manager at British Pacific Properties, says they approach each project as "land custodians with a view it is their responsibility to protect it." A good thing too, as Mulgrave Park is surrounded by over ten acres of dedicated parkland and protected green space. This forested mountainside looks out over the ocean, on a picturesque but formidable building site.

The annual rainfall on these mountain slopes of metro-Vancouver's North Shore is one third greater than in the rainiest city in Canada: Abbotsford, British Columbia. This location poses a number of challenges, not least how to manage that much runoff with minimal disruption to the natural oasis it's built on: they're dealing with water onsite and water offsite.

As land is developed, it's important to facilitate on-site water infiltration—allowing rainwater to flow back into the ground, rather than in to storm sewers, which would both increase the demand on infrastructure and further disrupt the natural environment. Meanwhile, exfiltration pits capture storm water run-off from the roads and hard surfaces, screening out pollutants, and filtering the water before it's returned to the soil.

Building on a site with this level of rainfall—and the resulting runoff from the mountain slope rising 750 meters above the site—British Pacific Properties has a lot of water to direct from its hardscape surfaces. And yet, their consulting team, on this project led by John Tynan of Webster Engineering, managed to do it: infiltrating or conveying rainwater and groundwater from each building site into natural drainage paths throughout the development. [Read more here.](#)

Built Green Canada Launches Fourth Municipality Challenge

Increased numbers coincide with builder leadership alongside all orders of government's commitment to sustainable building

Concurrent with National Environment Week, Built Green Canada issued its fourth annual challenge to municipalities across the country to encourage sustainable building policies. The challenge was marked by a growing number of municipalities to proclaim June 7 as BUILT GREEN® Day.

This included: Campbell River, Comox, Courtenay, Edmonton, Fort Saskatchewan, Kelowna, Moose Jaw, Nanaimo, North Vancouver, Penticton, Port Coquitlam, Prince Albert, Regina, Saanich, Saskatoon, Strathcona County, St. Albert, Squamish, Surrey, Vancouver, Victoria. Chestermere and Yorkton acknowledged BUILT GREEN® Day, Collingwood has proclaimed the day Built Green Canada Day, Okotoks supported BUILT GREEN® Day, and Lethbridge marked the day by lighting up City Hall through green LED lights.... [Read more here.](#)



Built Green in Your Community

Built Green presents to CHBA South Okanagan



Andrew MacDonald congratulates winner of Built Green's ThermoDrain draw.

On April 11, Built Green presented to Canadian Home Builders' Association South Okanagan in Penticton providing updates and what's new at their Annual General Meeting. This was eligible for Continuing Professional Development points. Special thanks to Anthony Deane, Tight Lines Contracting Limited; Carol Sudchak, CHBA South Okanagan; and all those who attended.

Built Green Presents to VRBA

On April 12, Built Green presented to the Victoria Residential Builders Association focused on Built Green's recently launched Renovation Program. This was eligible for Continuing Professional Development points. Special thanks to Casey Edge, Debra Dahlgren, and all attendees.

BUILT GREEN® Platinum Certifications

Dale Rott, Effect Home Builders Ltd. proudly receives BUILT GREEN® Platinum certification on their Edmonton-based project.



Congratulations to all those who achieved Platinum certification during this quarter, including: Ace Lange Homes (3), Agius Builders Ltd. (6), Blackfish Homes Ltd. (1), Bolder Homes Ltd. (1), Citta Construction Ltd. (1), De Waal Developments (1), Effect Home Builders Ltd. (1), Fairwest Construction Co. Ltd. (4), Falcon Heights Contracting Ltd. (1), Genco Construction Ltd. (4), GNB Builders Inc. (1), Greener Homes Ltd. (1), Interactive Construction Inc. (2), Landmark Homes (27), Naikoon Contracting Ltd. (3), New Era Construction Group (4), Perry Signature Homes Inc. (1), Shakespeare Homes and Renovations Inc. (1), Spring Creek Mountain Village Inc. (7), TRF Woodcrafts Ltd. (1).

Net Zero homes complement BUILT GREEN®

We're seeing more BUILT GREEN® Platinum certified / Net Zero homes. Landmark Homes, De Waal Developments, and Falcon Heights—huge kudos.

Net Zero homes are complementary to those certified through Built Green Canada, whose programs take a holistic approach to sustainable building that addresses energy efficiency and then goes beyond to include materials and methods, indoor air quality, ventilation, waste management, water conservation, and business practices. Beyond the benefits of energy efficiency, those certified through Built Green offer a healthier, more durable home with a lower environmental impact, plus the ability to choose your green features.

Attainable Home Ownership Program Partnership with Partners Development Group

On June 7, Mayor Nenshi welcomed new homeowners in Bowness on former City-owned land in parallel to Attainable Homes celebrating their 800th homeowner through their down-payment assistance program.

The development, called ARRIVE at Bowness is a partnership between **Attainable Homes Calgary Corporation** and **Partners Development Group**. It is a BUILT GREEN® townhouse development that was developed with input from local residents over several years and includes a mix of attainable homes and market-priced units.

In 2010, Partners became a member of Built Green Canada, offering certified energy efficient townhomes through their ARRIVE brand, therefore delivering certified environmentally responsible homes. Enhanced through energy-conscious building techniques, the use of 'green' materials and practices, and new energy and water saving features, the ARRIVE townhomes have Gold certification from BUILT GREEN® Canada.



(L to R) John Harrop of Attainable Homes, City of Calgary Mayor Nenshi, Jenifer Christenson of Built Green Canada, and Greg Gutek of Partners Development Group.

This is Partners Development Group's fifth development in partnership with Attainable Homes. On the occasion of the first phase of "ARRIVE at Bowness" possessions, Built Green Canada recognized Partners Development Group's innovative partnership with Attainable Homes Calgary—providing even more affordable BUILT GREEN® homes through utility and maintenance savings, as well as automatic mortgage rebate eligibility. Big kudos for their leadership in merging sustainable building and affordability.

Edmonton-based De Waal Developments First BUILT GREEN® Home also wins at CDN Green Building Awards

De Waal Developments' first BUILT GREEN® home earned a Platinum certification and went on to be a Technical Award Winner at the Canadian Green Building Awards.



Photo courtesy: De Waal Developments Ltd.

Noted comments from the jury included "a commendable example of environmentally responsible densification", "achieving its net zero ambitions in a holistic way", and "water conservation and material selection strategies also commendable"—the latter comment related to two of seven key areas of the BUILT GREEN® Single Family Program. More information [here](#).

Cool Things to Do with a BUILT GREEN® Plaque

We have metal plaques you can purchase to showcase your certified home: www.builtgreencanada.ca/built-green-plaques. These can also be used as coasters in your show homes, belt buckles for your sales staff, or a front door knocker. Available for purchase to the builder or the homeowner.



Philco Construction's Site Waste Management



Photo courtesy of Philco Construction.

Philco Construction's home on Vancouver Island used advanced site waste management. This included connection to the fire department prior to demolition; the interior of home was cleaned out—removal of asbestos, trim/detail for reuse, and explosive material. When completed, the fire department scheduled the home for training purposes.

City of Edmonton Launches Energy Labelling Pilot Program

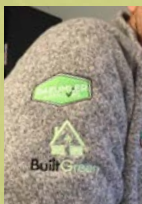
On June 22, the City of Edmonton launched their Energy Labelling Pilot Program with a focus on “green champions” in the new home market, combined with a significant push to increase participation in the existing home market. In the initial days, a rebate of \$400 is being offered to existing homes (covering 80% of the cost of an EnerGuide evaluation). The key to this incentive is that it is linked to the sharing of the label on the City's sharing platform—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. The City is working with Built Green Canada to explore future partnership opportunities. For details, visit ace.edmonton.ca/energguide.

Energy Efficiency Survey

Masters Student in Sustainable Development at the University of Calgary is conducting research, which looks at energy efficiency in residential buildings and seeks to identify barriers to mainstreaming high performance homes in Alberta. To participate in the survey, the link is [here](#).

Check out what this supporting member did with the BUILT GREEN® logo—embroidered on their company jackets. Kudos to Jared Kress, Owner and Principle of [The Eco Floor Store](#), for showcasing leadership in the sustainable building industry.



Your Competitive Advantage with Built Green

BUILT GREEN® builders increase their competitive advantage with certification through Built Green Canada. This third-party certification authenticates and legitimizes a high performance build. As a builder, you offer transparency through the BUILT GREEN® checklist, while the two labels received—an EnerGuide and a BUILT GREEN® label (usually affixed to the furnace or electrical panel of the home)—increase credibility and offer peace of mind to prospective homebuyers.

With 9.36 of the building code, you choose how to meet the minimum standard for energy efficiency: prescriptive or performance. With the performance path, builders are now required to do energy modelling to ensure the performance meets the standard. BUILT GREEN® builders accomplish this through the EnerGuide Rating Program, a requirement for certification through Built Green Canada.

Beyond meeting 9.36 of the building code, builders must find ways of increasing their competitive advantage, as this new requirement is levelling the playing field as all builders are now building to a higher energy efficiency standard. Given you already have to meet this requirement, we suggest the performance path with the EnerGuide label is an opportunity for you to have an edge over your competitors.

Our programs address energy efficiency, integrating the EnerGuide label, and then go beyond for a more holistic approach to sustainable building practices that includes the preservation of natural resources, reduction of pollution, ventilation and air quality, and the improvement of home durability. This is important to note as many of the programs are focused exclusively on energy, so certification through Built Green Canada can really set builders apart—and homebuyers increasingly are looking for sustainably built, certified homes... *the 2017 Canadian Home Buyer Preference National Study shows that 63 per cent of homeowners say a high performance home is a 'must have.'*”

As such, our builders are ahead of the curve, demonstrating tremendous leadership, while increasing the long-term value of the property and offering additional benefits to their customers. Economic benefits like reduced utility bills and rebate eligibility—all certified homes through Built Green Canada are automatically eligible for 15% premium mortgage insurance rebate through CMHC and Genworth Canada (insurance documentation must have been received after June 22, 2016).

We know that homes with green certification sell for close to 10% more on average than homes without, according to the Canadian Home Builders' Association's recent research. These homes are more durable, which reduces maintenance costs.

BUILT GREEN® homes are healthier and more comfortable, with a lower environmental impact both during the build and in the day-to-day operation of running the home—all of these are benefits you can pass on to your customers.

BUILT GREEN® Builders & Eligibility for Incentives

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 and Genworth Canada offer a premium 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 or toll free 1.855.485.0920.

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

Those 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 Manitoba Hydro financial incentives. 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 cost for the blower door test.

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, Renovation, and High Density projects.

PROGRAM UPDATES

Training is Eligible for CPD Points / Master Builder Training Credits

We believe training is essential. BUILT GREEN® builder and renovator members are required to take training every two years, and must be trained in BUILT GREEN® practices, policies, and procedures prior to building their BUILT GREEN® projects. Contracted trades and/or suppliers are also encouraged to take our training, as are non-members interested in our programs.

We encourage you to consider our online training options:

BUILT GREEN® Program Fundamentals

\$150 for BUILT GREEN® members / \$250 for non-members

- 3 CPD Points through BC Housing
- Master Builder Training Credits through Professional Home Builders Institute

Overview: A requirement for new builders, this focuses on the fundamental aspects of the program to orient participants on how to work with Built Green; introduces them to the administrative and technical requirements; prepares them to successfully navigate Built Green's quality assurance processes; and offers them resources to successfully build BUILT GREEN® homes.

To register: www.builtgreencanada.ca/built-green-program-fundamentals-registration

We strongly recommend building science training as a natural progression and to encourage continued education, points may be earned on our checklist for doing so.

Construction Technology for BUILT GREEN®

\$276.50 for BUILT GREEN® members / \$395 for non-members*

- 15 CPD Points through BC Housing
- Master Builder Training Credits through Professional Home Builders Institute

Overview: Placing heavy emphasis on building science and building better, this course addresses the house as a system concept; the role of sustainable development in construction; how building science affects durability and occupant comfort; the signs, symptoms, and solutions for indoor air quality; building envelope details and how they control or contribute to heat, air, and moisture flows; and mechanical systems. There are 14 online modules, each with a downloadable study guide. This is offered through online training provider, [Blue House Energy](#)—a company committed to the delivery of online, on-demand courses in building science and energy efficiency for trades, renovators, contractors, and home performance professionals.

*Obtain your 30% discount code through Built Green Canada before registering. To register: www.bluehouseenergy.com/products/construction-technology-for-built-green-members

Upcoming Training Session: ICF



Photo courtesy of Vancouver ICF.

One of Built Green's product catalogue companies, Vancouver ICF is holding their next Nudura® training session on Friday, July 28 at the Vancouver ICF Training Centre located at Annacis Island, Unit 20, 1610 Derwent Way in Delta,

BC. The course is designed for hands-on training and will cover everything from footing formwork to embedding electrical wiring in the Nudura® ICF. 4.0 CPD points will result from the full session. To register: www.vancouvericf.com/training/registration.php

Single Family Verifications

As a component of our quality assurance process, a selection of single family homes are randomly selected to undergo an onsite verification, which is conducted by the builder's Energy Advisor. This is increasing the rigour of the BUILT GREEN® certification process and adds another level of credibility to the program. To-date one third of the 2017 verifications have been completed and submitted.

Energy Advised

Clint Pollonais, Conscious Vibe Consulting Inc.



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 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. Our programs are fortunate to work with 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.

Based in Calgary, Alberta, Clint is the Founder of Conscious Vibe Consulting Inc. a company specializing in services for homebuilders that include: blower door testing, thermography, energy modelling, and 9.36 code compliance for residential projects. Additionally, their services include access to specialized building science training for builders, as well as trades and suppliers focused on wood frame single and multi-family dwellings.

BC Energy Step Code and Built Green

In April the BC Energy Step Code came out, providing performance targets (steps) to support market transition from current building code energy-efficiency requirements to net zero energy ready buildings. Rather than specifying how homes must be built, BC Energy Step Code identifies progressive energy-efficiency targets and references complementary certification programs, leaving the designer/builder to decide how they'll meet them. This voluntary standard for builders may also be referenced under the Building Act in local government bylaws and policies as 'unrestricted matter'. *Built Green's programs have been cited as complementary on three of the five tiers.* More information [here](#).



Featured Tweet

Blackfish Homes tweets: "Learning about the new #BCstepcode and its implementation for #netzero by 2032. Great to see @BuiltGreenCan included #buildbetter @GVHBA"

Clint has been working in the residential housing industry since 2008. As a licensed Energy Advisor, his main focus is to provide expertise to builders and individual clients on how to best improve the energy efficiency of their homes.

Clint has completed R2000 building science training and is also certified to rate homes as EnerGuide or ENERGY STAR. With well over 5,000 homes evaluated and blower door tested, Clint has been exposed to many different scenarios and home types, which has contributed to a wealth of experience and knowledge.

With a firm belief that responsible building does not have to be a difficult and overly expensive endeavour, Conscious Vibe Consulting was created out of a need for individuals and builders to have another option for a top-notch home rating and consulting service without complicated processes and long turnaround times.

Clint believes in giving back and his charitable work has included Habitat for Humanity – Southern Alberta.

For more information: email cvconsult@shaw.ca, phone 403.404.6204, or visit www.cvconsultinc.com

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

Are You Leveraging Benefits of A Certified Build?

Whether an active member or still 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 in your sales and marketing efforts.

Key messages repeated over time increase awareness and drive consumer demand. Be sure to integrate messages about the benefits of a BUILT GREEN® home through all the touch points along the homebuyer's transaction chain, such as: your website, social media activity, and signage—all those first places a prospective homebuyer may be exposed to you; your show home, to what your sales people focus on; to choosing features, upgrades, and finishes; to the final walk through and inspection, to the welcome package and builder warranty follow-up.

A sustainably-built home and the features it offers alone may not sell a home; however, these features add credibility to your builds and pass-along benefits to your customers, and it can be the tipping point between you and your competitor.

Showcase these green features—the whole is only as good as the sum of its parts... drill down on key components of the house and set the stage to focus on features—while building a home is second nature to you, it isn't to your customer. By drilling down, you're able to more meaningfully highlight features and options available. Whether your sales staff or a realtor, ensure they're communicating the benefits of a sustainably built home through Built Green Canada.

We encourage you to take the time to educate a customer on individual green features and their associated benefit. Educating a customer will move them from a prospect to a homebuyer. We have marketing materials to help educate—make sure these are in your marketing/sales people's hands.

Built Green in the News

Over the second quarter of 2017, related media coverage was picked up by a number of outlets, including BC Building Info Newsletter, Calgary Herald (x4 plus), SYS-CON Media, Marketwired, The Canadian Business Journal, Yahoo Bix, Facebook, Sustainable Building & Design Magazine, Canadian Green Building SAB Magazine, NEW Homes & Condos Edmonton Magazine (x3), E-KNOW, Press Reader, Latestcanada.com, CHBA National Industry Highlights, Vancouver Sun, Lethbridge Herald, Construction Links Media, CFR 90.5 FM, Island Daily (Saanich), Tri-City News (Victoria), Saanich News, Goldstream News Gazette, Journal of Commerce, Kelowna News, The Future Economy, Powell River Peak, Parksville Qualicum Beach News, SAB Magazine, as well as search engine placement on Google, Yahoo, Bing, Ask, and Excite; and placement on major news services on AP Editorial, Dialog, TrackDate, and EIN Presswire.

Product Catalogue Connection

Save Time: Source Products Approved for Programs

Our online [Product Catalogue](#) is a resource of sustainable products. Products have been approved by Built Green Canada, giving builders peace of mind and **saving them time sourcing**. Our program checklists guide home certification, and products 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**.

BASF

Earning points in Envelope & Energy Systems

- WALLTITE® is a medium-density polyurethane insulation / air barrier designed to improve the energy efficiency of any type of building. Its industry-leading performance results in substantial energy saving. Its formulation includes recycled plastic and a zero ozone-depleting blowing agent qualifying it as the first closed-cell spray polyurethane insulation to obtain the EcoLogo™, North America's most widely recognized multi-attribute environmental certification. (1.1.6, 1.1.8)

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)

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)

Desert Spring Eco-Products

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 or reduction in output. (4.6)