

Draft Green Building Strategy

District of North Vancouver's Green Building Checklist

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December 9, 2009

DNV Draft Green Building Strategy

The District of North Vancouver contracted Light House Sustainable Building Centre and the Pembina Institute to work as partners in developing the Draft Green Building Strategy.



Vision

‘By 2020, we will be recognized among the most sustainable communities in the world as demonstrated through our environmental stewardship, strong network of communities, a vibrant economy and community-driven growth and change’

Targets for Energy Efficiency

In 2007, the District committed to a number of targets under the Province's Community Action on Energy Efficiency 'Gold' Program

- outperform the Model National Energy Code for Buildings by at least 25%, by 2010

Overall Objectives For GBS

- reduce the impact of building construction and operation on the environment;
- reduce the impact of buildings on financial resources through reduced construction and operating costs;
- create and maintain healthy and effective work places; and
- reduce the amount of construction and demolition waste sent to landfills.

Checklists

Green Building Checklists are proposed as strategy to meet these goals. The proposed checklists are:

- Required for any development or building permit application
- Required for applications that involve amendments to Official Community Plans, rezoning, ‘significant’ development variance permits or subdivision
- Voluntary but encouraged for other applications
- Focus on energy and water conservation
- Choice of “path” for compliance
- Easy to use, yet comprehensive

Options

2 Building Checklists

- Larger industrial, commercial, institutional, multi-family and municipal projects
- Single Family Dwellings

3 Paths for Compliance

- Path A – 3rd Party Rating System
- Path B – Enhanced Energy Performance
- Path C – Prescriptive Measures

Larger Projects Summary

Path A: Green building rating systems

OR

Certification as LEED Gold + at least 2 Points under the Energy and Atmosphere Credit 1

OR

Certification as Built Green™ BC Gold + energy performance of at least Energuide 80 or R2000

OR

Compliance with an alternate rating system demonstrating energy performance equivalency with ASHRAE 90.12004 or Energuide 80

Path B: Enhanced energy performance

OR

Achieving overall building energy performance at least 15% better than ASHRAE 90.1.2004.

OR

Achieving building energy performance of at least Energuide 80.

Path C: Prescribed standards

Compliance with energy efficiency strategies C1 to C10

Single Family Dwelling Summary

Path A: Green building rating systems

OR

Certification to a chosen Built Green™ BC level
OR
Built Green Gold + energy performance of at least Energuide 80
OR
Compliance with another recognized 3rd party rating system demonstrating an energy performance equivalency to Energuide 80

Path B: Enhanced energy performance

OR

Achieving a building energy performance of at least Energuide 80.

Path C: Prescribed standards

Compliance with energy efficiency strategies C1 to C6

Incentives

Some of the incentives which are being considered are:

- 'Green Stream' (fast track) building permitting
- DCC reductions
- Property tax options
- Project recognition by DNV
- 'Eco-feebate' for higher performing single family buildings

The higher the level of performance, the greater the incentives available to an applicant.

Process

District Staff have held workshops and collected feedback from:

- agencies representing green building professionals and builders
- council

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Path C: Prescribed standards

Compliance with energy efficiency strategies C1 to C10

Single Family Dwelling Summary

