



PUBLIC GUIDE TO GREEN BUILDING REGULATIONS: Residential Applications

The Town of Canmore Green Building Regulations were established to encourage development in a manner more environmentally sustainable than traditional building practices. Green buildings result in a higher quality product, cost less to operate, are more adaptable to new uses, are healthier for their occupants and have longer economic lives.

The following is a collection of Frequently Asked Questions to clarify the Town of Canmore's Green Building Regulations prior to construction. If you require further clarification please contact the Planning and Development Department at planning@canmore.ca or call (403) 678-1543.



FREQUENTLY ASKED QUESTIONS:

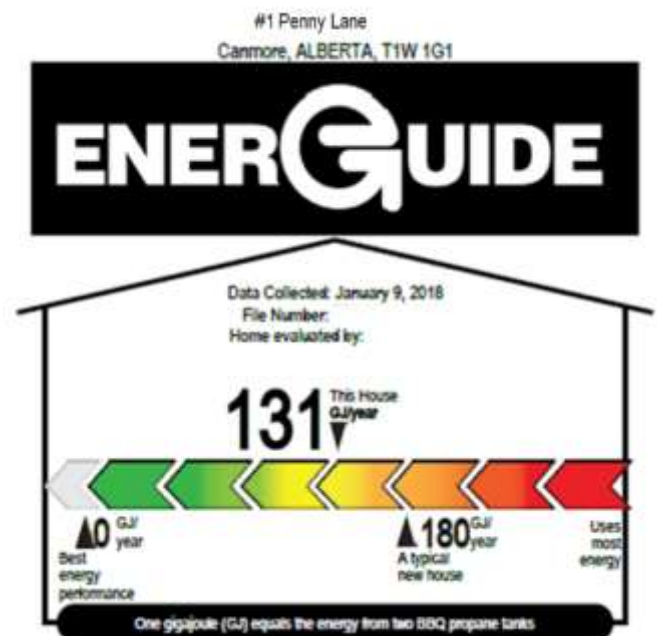
1. *Do the Green Building Regulations apply to my project?*

Building and Development permits for new construction are subject to these regulations. Renovations, additions, reconstruction, or construction of an Accessory Dwelling Unit (ADU) are not required to meet the Green Building Regulations.

2. *What target is my project required to meet?*

For projects where EnerGuide can be applied (typically detached dwellings, duplexes, some row and stacked townhomes), the Green Building target is an energy usage rating that is at least 10% better than, *i.e.* 10% below the gigajoule per year requirement of, the EnerGuide Reference House.

The Energuide score to the right is an example of a score that would meet the Town of Canmore target. It is 27% better than the Reference house.



3. The Green Building Regulations apply to my project – now what?

All new construction requiring a building permit must complete and submit either a) the Town of Canmore Procedure or b) Third Party Certification as described below.

a) Town of Canmore Procedure

1. The Applicant engages a Certified Energy Advisor (CEA) or qualified professional (QP). A Letter of Engagement must be included in the Building permit application.
2. The Applicant works with their CEA/QP through a process that generally involves the following steps:
 - a. The EnerGuide service starts with an analysis of the new house plans by a CEA/QP.
 - b. The CEA/QP recommends energy saving upgrades and works with the Applicant to develop a report that lists detailed options for improving the home’s energy performance.
 - c. The builder then estimates the work and provides the Applicant with price information that ultimately leads to construction decisions. (Note that the Town of Canmore’s target for the EnerGuide Rating is a result that is 10% better than the rating that would be obtained by the Reference House).
 - d. When construction is complete, the CEA/QP verifies the applied energy upgrades and evaluates the energy performance of the building in accordance with the EnerGuide Rating System for Homes, including a blower door test.
 - e. After the data are collected and analyzed, the dwelling receives an interim EnerGuide Rating. **You must provide this to the Town of Canmore prior to occupancy.**
 - f. The interim EnerGuide Rating is submitted to Natural Resources Canada for verification and approval. Once that is completed, the owner is provided with an official EnerGuide label to display the rating on the dwelling’s furnace or electrical box.
3. Following construction and prior to occupancy, the Applicant or CEA/QP submits to the Town confirmation that the energy performance evaluation has been done, along with a copy of the interim EnerGuide Rating.
4. The Town will compare the EnerGuide Rating achieved to that of the Reference House, the target is a minimum 10% less than the gigajoule per year requirement of the Reference House.
5. Based on the outcome of the EnerGuide Rating comparison, the Town will determine if incentives or penalties apply and inform the Applicant accordingly.
6. When the owner of the house receives the official EnerGuide label from Natural Resources Canada, a copy should be provided to the Town to verify the interim rating.

OR

b) Third Party Certification

Applicants may pursue Third party certification to satisfy the Town of Canmore’s green building requirements (e.g. Built Green™ or LEED™). Built Green™ certification includes an EnerGuide score; equivalencies to EnerGuide would be determined for LEED™ or other green building certification programs.

Built Green™ Score	Energuide equivalence
Bronze	Typically 10% better than Energuide Reference House
Silver	Typically 11% to 20% better than Energuide Reference House
Gold	Typically 21% to 30% better than Energuide Reference House
Platinum	Typically 31% to 40% better than Energuide Reference House

4. *Are there additional costs?*

If the required interim EnerGuide report and required score have not been submitted prior to occupancy, the Applicant shall provide a refundable **Green Building Performance Security** prior to granting occupancy.

The amount of the Green Building Performance Security (which may be provided in the form of cash or cheque) is based on an additional \$4 per \$1,000 of construction value calculated in the manner in which the building permit fee was determined.

If the necessary reporting requirements and required minimum score are achieved within six months of occupancy, the refundable Green Building Performance Security shall be refunded to the Applicant.

5. *What happens if the Green Building Regulations aren't followed or the minimum target achieved?*

If the necessary reporting is not submitted or the minimum target is not achieved, a **penalty** will be collected:

EnerGuide performance	Penalty
Failure to submit reporting requirements	100% of the Green Building Performance Security
Failure to meet the minimum target by less than 10%	10% of the Green Building Performance Security
Failure to meet the minimum target by 10 – 19%	20% of the Green Building Performance Security
Failure to meet the minimum target by 20 – 29%	30% of the Green Building Performance Security
Failure to meet the minimum target by 30% or more	40% of the Green Building Performance Security

6. *Is there an incentive to exceed the minimum target?*

A financial **incentive** shall be provided when the minimum target is exceeded:

EnerGuide performance	Incentive
11 – 20% better than the Reference House	10% of the Green Building Performance Security
21 – 30% better than the Reference House	20% of the Green Building Performance Security
31 – 40% better than the Reference House	30% of the Green Building Performance Security