



PUBLIC GUIDE TO GREEN BUILDING REGULATIONS: Commercial, Industrial, Institutional and Large scale 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 accessory dwelling units are not required to meet the Green Building Regulations.

2. What target is my project required to meet?

Commercial / industrial / institutional buildings or large multi-unit residential developments (where the EnerGuide program cannot be applied) have three options:

1. **Meet Alberta Building Code (ABC) – current version.** Applicants who only follow Alberta Building Code need provide no further information to the Town, but should review the targets and incentives to understand the potential benefits they are foregoing. Applicants not meeting or exceeding the target shall not be eligible for variances.
2. **Meet National Energy Code for Buildings (NECB) – current version.** This is the Town's green building target and the incentive to pursue this option is the consideration of variances.
3. **Exceed National Energy Code for Buildings (NECB) – current version.** This is the Town's enhanced green building target and the incentive to pursue this option is the consideration of variances and reduction of securities.

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

For **commercial / industrial / institutional buildings** or **large multi-unit residential developments** where the EnerGuide program cannot be applied:

1. Applicants who choose to meet ABC need provide no further information to the Town but must declare this intent.
2. Applicants who choose to **meet** NECB or **exceed** NECB should:
 - Engage a Certified Energy Advisor or other qualified professional to provide the Town with evidence the building will meet or exceed NECB as part of the development permit application.
 - This Letter of Engagement should state the intent to meet or exceed NECB, how it will be met or exceeded, and if exceeding, it should describe by how much.
 - It is important to identify which path of compliance will be followed early in the planning process for the project and as part of the development permit application.
Specific details outlining how the target will be met or exceeded must be included in the building permit application.
3. Based on the above, the Town will determine if incentives apply and inform the Applicant accordingly. If the intent is to **meet** NECB variances may be considered; if the intent is to **exceed** NECB variances may be considered and the project may be eligible for a reduction in securities. Based on the improved energy performance of the proposed building, the appropriate incentive will be established as part of the development permit issued for the project. The development agreement will also include provisions to guarantee the Applicant meets the stated commitment.
4. Green Building target (NECB) Applicants: Following construction and prior to occupancy, the Applicant shall provide the Town with evidence from a Certified Energy Consultant or qualified professional that the building has been constructed in compliance with NECB. If the building has not met the NECB requirements, the report shall specify the percentage by which the building falls below the NECB in terms of energy use.
5. Enhanced Green Building target (exceeding NECB) Applicants: Following construction and prior to occupancy, the Applicant's Certified Energy Consultant or qualified professional shall submit the results of the modelling based on final building construction, demonstrating the building has exceeded NECB and specify the percentage by which the building exceeds the NECB in terms of energy use. If the building has not exceeded the NECB requirements, the report shall specify the percentage by which the building falls below the target in terms of energy use.

OR

b) Third Party Certification

Third party certification is acceptable to the Town (e.g. LEED™ or Built Green™), with equivalent scores.

When an Applicant elects to achieve the Town's Green Building target(s) through the use third party verification procedures, evidence of intent to submit a third party certification shall be

submitted in advance of the Town issuing a building permit. The Applicant shall provide evidence that the third party certification has been achieved prior to occupancy. A preliminary notification of compliance provided by the third party shall suffice in this regard, with the official copy of final certification required within 90 days of occupancy of the building or, as applicable, the final unit.

4. *Are there additional costs?*

If the NECB energy calculation or third party certification have not been submitted prior to occupancy as required above, the Applicant shall provide a refundable Green Building Performance Security prior to granting occupancy. Similarly, if the NECB energy calculation or third party certification show that the minimum performance targets have not been achieved, the Applicant shall provide a refundable Green Building Performance Security prior to occupancy.

The amount of the performance security (which may be provided in the form of cash, cheque or letter of credit) shall be based on an additional \$4 per \$1,000 of construction value calculated in the manner in which the building permit fee was determined (to a maximum of \$20,000).

If the necessary reporting requirements and required minimum score are achieved within six months of occupancy being granted, the refundable performance bond shall be refunded to the applicant.

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

If the necessary reporting is not submitted or the minimum score is not achieved, the **Green Building Performance Security** will be collected.

For Applicants not meeting or exceeding NECB requirements, the penalties are as follows:

- a) Failure to submit the NECB performance results – the penalty is 100% of the Green Building performance security.
- b) Failure to achieve the requirements by an energy equivalent of 1 to 5% - the penalty is 10% of the Green Building performance security.
- c) Failure to achieve the requirements by an energy equivalent of 6 to 10% - the penalty is 25% of the Green Building performance security.
- d) Failure to achieve the requirements by an energy equivalent of 11 to 15% - the penalty is 50% of the Green Building performance security.
- e) Failure to achieve the requirements by an energy equivalent greater than 15% - the penalty is 100% of the Green Building performance security.

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

Applicants **meeting** NECB shall be eligible for variances of up to 20% as allowed in Subsection 1.14 of Bylaw LUB2018-22 (e.g. maximum building height, yard setbacks, maximum lot coverage, maximum and minimum densities, and minimum parking requirements).

Applicants **exceeding** NECB are eligible for variances of up to 20% as per the above, as well as reductions in the amount of security required to ensure the conditions of their development permit as follows:

- a) 1 – 10% better than the NECB (current version) requirements – the incentive is a reduction of 10% of the development security

- b) 11 – 15% better than the NECB (current version) requirements – the incentive is a reduction of 20% of the development security
- c) 16 - 20% better than the NECB (current version) requirements – the incentive is a reduction of 30% of the development security
- d) More than 20% better than the NECB (current version) requirements – the incentive is a reduction of 30% of the development security plus the potential for additional variances to maximum building height, yard setbacks, maximum lot coverage, maximum and minimum densities, and minimum parking requirements pursuant to Subsection 1.14 of Bylaw LUB2018-22.