



# BUILT GREEN CERTIFIED HOME **Better Life, Better World**

## Values-based Home Builder

Welcome to our *Better Life, Better World* new home construction program. At Sun Porch Homes we get it. We are rooted in Nanaimo's community and contribute to its well-being by improving the comfort and health of our newly constructed homes and reducing our carbon footprint. We are one of Vancouver Island's largest private Living Wage Employers.

### What is Sun Porch Homes "Better Life, Better World" Program?

Sun Porch Homes builds with a focus on energy efficiency, materials, methods, indoor air quality, ventilation, waste management, water management and sustainable business practices. We achieve a **Better Life, Better World** by being a Built Green Canada® member. When we certify a new home through BuiltGreen, our homes receive two certifications: First an EnerGuide rating (EnerGuide is the Government of Canada's mark associated with the labelling and rating of the energy consumption) and second, a BuiltGreen seal confirms your new home is reducing its environmental impact and enables your family to live a healthier, more sustainable life.

### Enjoy a Quality Home: Simply, It's Better-Built

Purchasing a Built Green certified home offers many benefits - a healthier, more durable home with a lower environmental impact, plus cost savings. One of the most overlooked aspects of a sustainably built home is durability. Our certified homes include a wide variety of durable and energy saving features plus our homes are third-party certified.

### BETTER LIFE

A home designed and built by Sun Porch Homes offers benefits for the homeowner, starting with increased affordability. Homes certified through Built Green Canada address energy efficiency and then go beyond to include the preservation of natural resources, reduction of pollution, ventilation, air quality and the improvement of home durability. This means monthly water, electric, and gas bills are lowered, fewer repairs and renovation costs to anticipate and premium mortgage insurance rebate eligibility.

A greener built home creates an environment for improved health and comfort for your family with less stress on peoples' respiratory and immune systems. Some of these health benefits may be difficult to see - like materials with low Volatile Organic Compounds (referred to as VOCs) and toxicity (e.g. paint, carpet, insulation, sealant, etc.) your body will thank you for choosing not to breathe in toxins.

Our homes are well ventilated and the indoor air quality is improved though the installation of a Heat Recovery Ventilator. These fresh air ventilators replace old, stale air with filtered fresh air (and recovered heat from outgoing stale air).

Energy efficient homes have less temperature variance from room-to-room. They are more airtight, which reduces noticeable drafts and reduces sound transfer.



**Better Life, Better World**

## BETTER WORLD

Sun Porch Homes takes a holistic approach to sustainable building by reducing the environmental impact both during the build and in the day-to-day operation of running the home. We understand that preserving natural resources means leaving more for future generations to enjoy.

By choosing a BuiltGreen certified home, our Home Buyer is showing a commitment to their environment, future generations, and improving the way they live. Simply said, BuiltGreen homes have a lower carbon footprint than traditionally built homes.

Our certified homes offer the benefit of increased durability through the efficient use of building materials and processes. This means a longer life for your home, which doesn't require substantial renovation every five years. As such, maintenance costs are lowered.

Improved efficiency means cost savings. Homeowners enjoy lower monthly operating costs: water, electric, and gas bills. A home built in the BuiltGreen program should save a minimum 10% or more in annual utility bills compared to a code-built home. Cumulatively, the savings can be substantial. Better energy efficiency means long-term savings.

Home Buyers who purchase a BuiltGreen certified home will benefit from an increase in market and resale value. Recent research released by the Canadian Home Builders' Association has shown homes with green certification sell on average 10% more than homes without green certification.

### **Did We Mention?**

Single family new homes certified through BuiltGreen are eligible for a partial mortgage loan insurance premium refund of 15%.

### **Websites & Resources**

1. Learn more about Built Green Canada at:  
<http://www.builtgreencanada.ca/> 
2. CMHC refund of up to 15% on mortgage loan insurance premium  
<http://www.cmhc.ca/greenhome>
3. Learn more about EnerGuide-rated New Homes by the Government of Canada at:  
<https://www.nrcan.gc.ca/energy/efficiency/homes/20578> 

# Better Life, Better World

BETTER LIFE

Our BuiltGreen certified homes are third-party tested and verified.



BC Building Code	Sun Porch Above BC Code	Sun Porch BuiltGreen Certified
unspecified	✓	✓
unspecified	-	✓
unspecified	✓	✓
unspecified	-	✓

- Reduced "off-gassing" in the home by selecting low-zero VOCs and formaldehyde building materials contributes to healthier indoor air quality
- No carpets; children with asthma and allergies breathe easier
- Interior paints used have ultra-low Volatile Organic Compounds content
- Maple wood cabinet doors are durable and have no off-gassing
- Natural gas fireplace fan circulates warm air into room
- Our homes are more airtight which reduces room-to-room temperature variances, reduces noticeable drafts and reduces sound transfer
- Digital controlled thermostats improve ease of use and controllability
- Ceiling fan with speed control in master bedroom enhances comfort
- Energy savings with two smart technology Maestro LED digital dimmers
- Rough-in for Moen smart home water monitoring system ([www.meetflo.com](http://www.meetflo.com))
- 4-person, 72-hour emergency preparedness kit
- Recent research has shown homes with green certification sell for close to 10% more on average than homes without green certification

BETTER WORLD

- Energy Star  rated appliances
- Drain water heat recovery system recovers heat from used hot water
- Installation of three interior motion sensor light switches
- Home is built ready for 240v plug-in electric vehicle
- Control bathroom humidity levels and save energy with fan timer
- Heat Recovery Ventilator lowers electrical bills by improving efficiency
- Tankless on-demand hot water heater (main house)
- Insulated hot water lines for first 12 feet
- Wall insulation increased by 20% from R20 to R24
- R8 insulation under entire main concrete sub-floor
- Weather-stripped and insulated R20 interior attic access hatch
- Electrical back-boxes in exterior walls and ceilings are airtight
- Increased insulation values in windows to R5
- Window glass is low-emissivity, high energy efficient glass
- Roofing shingles have a 30-year manufacturer warranty
- Lifetime finish on all faucets and door hardware
- Engineered I-joists; better performance, reduced use of resources
- Structural lumber is from third-party certified sustainable forests
- Laminate flooring from certified sustainable forest (PEFC certified)
- Water saving faucets and toilets
- On-site recycling program
- Mid-construction air blower door test ensures quality and workmanship
- ±1.5 air changes/hour ensures air-tightness and reduces heat loss
- Canadian Mortgage & Housing Corporation mortgage insurance rebates
- EnerGuide label & BuiltGreen seal affixed to the electrical panel
- BuiltGreen metal plaque proudly mounted on the outside of the home