

Your guide to
Buying a Truly Green Home

Discover some of the features and benefits of a **truly green** home

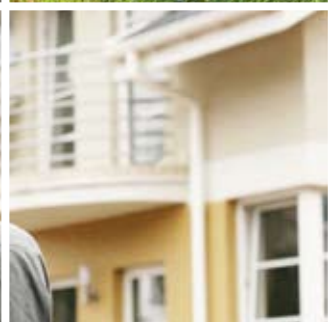
Ask your sales agent or realtor if your next new home is **truly green**.

Don't settle for anything less.



What is a **truly green** home?

truly green (adj.) - describes a home that exists in a state of balance between its surroundings and its occupants; has been designed to respond to its local climate; uses significantly less energy and water than typical homes; is flooded with fresh air and natural daylight; has been built with responsible materials without compromising durability and performance; is easy to care for; and is certified by an industry-recognized green building authority.



What Makes a Truly Green Home?



built for the future

High performance and durable construction

A **truly green** building is built to last. It is airtight with superior insulation for thermal and acoustical performance. It also considers the current and future needs of its occupants and may be pre-plumbed and pre-wired for renewable energy.

The careful location of windows, shading and overhangs maximizes the free heating and cooling provided by the sun and wind. This eliminates the need for mechanical air conditioning. Your home is not only far more energy efficient but also healthier and more comfortable.

Because a **truly green** building puts your comfort first, the windows are carefully sized to give you the daylight and views you need without the uncomfortable internal temperatures associated with very large areas of glass.

Lush green space

Abundant green space makes you feel good and also contributes to the value of your home. Using indigenous, drought-tolerant plants reduces the amount of water needed for irrigation.

Planting on rooftops and terraces cools the building, protects the roof, captures rainwater, brings nature to your door and offers the potential for edible landscaping.

BC Hydro and Terasen Gas can help you find ways to conserve energy and save money.

visit Power Smart at:

www.bchydro.com/powersmart

visit Terasen Gas at:

www.terasengas.com/homes/savingenergy



energy and

High performance heating system

The high-efficiency heating equipment is ENERGY STAR® rated. Heating systems which capture and reuse heat from exhaust air and waste water will reduce the size of the equipment needed.

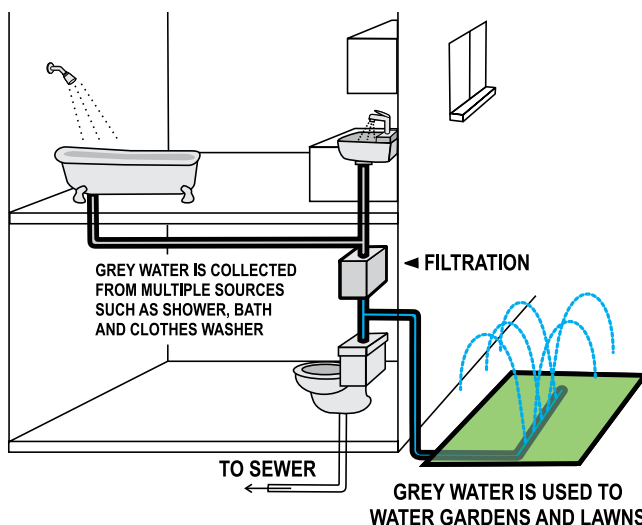


Water is the most efficient and healthy means to heat your home. Radiant heat provides superior comfort while keeping air-borne pollutants away.

A **truly green** home puts you in control. The heating, electricity and ventilation systems are all controlled from inside your home.

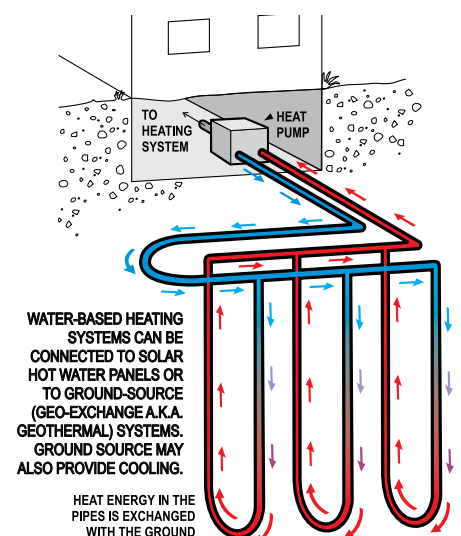
Individual gas and electricity meters ensure that you only pay for the gas and electricity you use.

GREYWATER SYSTEM



Soon, it will be possible to recycle wastewater (greywater) from showers and washing machines for toilet flushing and landscape irrigation. A **truly green** building will be pre-plumbed for greywater today.

GROUND SOURCE SYSTEM



Ground source systems can provide efficient, low polluting heating and cooling for your home.



water efficient

ENERGY STAR® windows



Look for windows which carry the ENERGY STAR® label. They have been certified by an independent agency for their quality and energy performance.

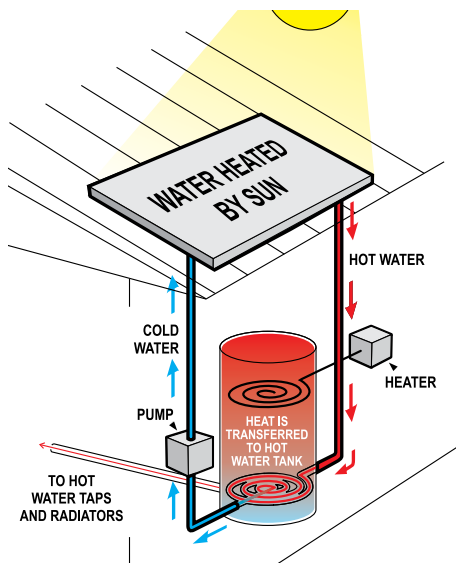
Efficient fixtures and appliances

Appliances, light bulbs, furnaces and boilers in a **truly green** home will carry the ENERGY STAR® label.



In the bathroom, low flow high-pressure showerheads and faucets and dual flush toilets save water without compromising function and style.

SOLAR HOT WATER



Hot water for both space heating and domestic hot water can be generated from the sun.



planet friendly materials

Buy local

Selecting products that have been made locally not only supports our economy but also reduces the emissions associated with freight and reduces packaging.

Make healthy choices

Making the right choice of glue, caulking, grout, flooring, paint and varnish during the design and construction phase can significantly improve the health of your home without compromising performance or durability.

Look for labels indicating that a product is healthy and sustainably-sourced.

To be absolutely certain there are no hazardous contaminants in your home, ask if an indoor air quality test will be done before you move in.

Keep materials out of the landfill

Products which contain recycled materials reduce the amount of waste that goes into our landfills and the amount of energy and pollution generated by their production. Ask about the recycled content in products such as: drywall, doors, tiles, cabinetry, paint, countertops, flooring and concrete.

Some materials can be used again and again. A **truly green** home will use installation techniques that make materials easy to replace (such as nailing down hardwood), saving on expensive and invasive renovation costs.

Some products, such as carpet and furnishings, can be taken back to the manufacturer to be made into new products.

Learn about Canada Mortgage and Housing Corporation (CMHC)'s Healthy Housing™ principles, the EQUilibrium Healthy Housing initiative and choosing a sustainable neighbourhood at:

www.cmhc.ca



Some labels to look for

Green Seal: an independent third-party testing program that evaluates products (such as paints, glues, caulking, etc) using a life-cycle approach.

www.greenseal.org

Green Label: the Carpet and Rug Institute's testing program ensures that carpets, rugs and underlay meet minimum air quality standards.

www.carpet-rug.org

FSC (Forest Stewardship Council) certification: ensures wood products are from a forest operated and harvested under principles of sustainable forestry.

www.fsc.org



health

Lots of fresh air

Opening windows located across from each other will maximize natural airflow.

A Heat Recovery Ventilator with high-efficiency HEPA filters provides fresh clean air all year round without allowing heat to escape.

Volatile Organic Compounds (VOCs)

VOCs are chemical fumes emitted by a wide array of products including: paints and lacquers, cleaning supplies, pesticides, building materials and furnishings.

Some VOCs have been found to be toxic. Many people suffer from sensitivity to VOCs.

Bright, light coloured walls and lots of natural daylight

Lighting comprises a large part of your electricity bill so a home with abundant natural daylight will make you feel good and save you money by reducing the amount of time you need to have the lights on.

The amount of daylight can be enhanced with light-coloured walls to make your place feel airy and spacious. Also, the pigments in paint can contain toxic compounds so pale-coloured paint is the healthier option.

Look for the ENERGY STAR® label on energy-efficient lighting such as compact fluorescent or LEDs. These fixtures not only save you money but they also last much longer than incandescent bulbs.



Green Building Certification

There is no better way to confirm your building's green credentials than through an independent third party audit. Look for LEED® certification for large buildings and BuiltGreen™ for small buildings. For additional reassurance that your new home is energy efficient, check to see if it carries a Power Smart for New Homes label.

LEED®

certified	silver	gold	platinum
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BuiltGreen™ BC

bronze	silver	gold
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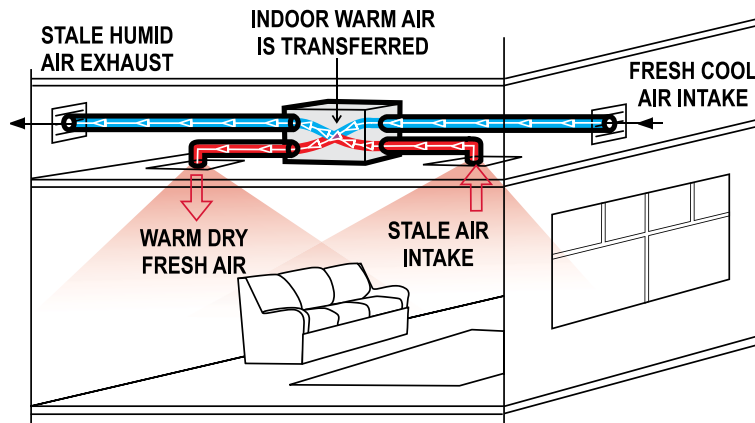
Power Smart New Home Program

silver	gold
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EnerGuide is a standard measure of your home's energy performance and ranges between 0 and 100. A rating of 80 or higher is excellent.

HEAT RECOVERY VENTILATOR



A Heat Recovery Ventilator collects the waste heat from stale exhaust air and uses it to preheat fresh incoming air.

Questions about green building?

Visit the Light House Sustainable Building Centre either in person at Granville Island or on line at:

www.sustainablebuildingcentre.com

just ask...



Vancity Enterprises



Buying a Truly Green Home



Checklist

continued...



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LEED®

certified	silver	gold	platinum
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BuiltGreen™ BC

bronze	silver	gold
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Power Smart New Homes Program

silver	gold
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light house
Sustainable Building Centre

just ask...

Light House Sustainable Building Centre

1575 Johnston Street, Granville Island
Vancouver BC V6H 3R9

phone: 604-682-5960

www.sustainablebuildingcentre.com



Planet friendly materials

- Local, certified or salvaged wood products such as: framing, doors, cabinetry, flooring and trim
- Recycled content in drywall, flooring, doors, tiles, cabinetry and countertops
- Energy efficient lighting (compact fluorescent or LEDs)
- In-home recycling system
- Building has comprehensive recycling facilities



Health

- Non-toxic sealants, flooring, cabinetry and countertops and paints
- Hard surface flooring for easy cleaning
- In-home energy efficient ventilation system (heat recovery ventilator) with HEPA filters
- Abundant natural daylight
- Carbon dioxide sensors to ensure ventilation levels are optimized
- Natural homecare guidebook is provided with owner's manual
- Windows located across from each other to maximize natural ventilation
- Common spaces are finished with non-toxic local materials that are easy to care for



The next generation of housing

- Electricity is generated by tapping into sustainable power sources
- Building is connected to a neighbourhood utility system

Notes and additional information provided by sales agent or realtor:
