

Canada's HOME IDEA BOOK

RENO + DECOR

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Statement soaker
by Kohler
on page 23

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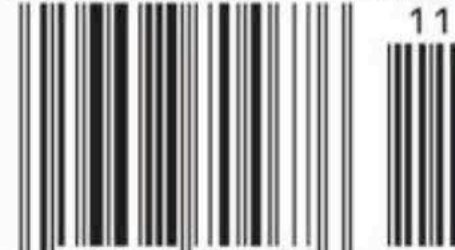
INDUSTRY
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TIPS

PRODUCT SHOWCASE: HOME INSPIRATION

OCT./NOV. 2021

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Your Home is Your Castle Build a *Legacy*

by RON RAPP, CEO, HOMEBUILDERS ASSOCIATION
VANCOUVER (HAVAN)



Protect your family and realize the benefits of living in a high-performance home



performance standard than just the basic code. Here are some points to consider:

Lower energy bills

Lower energy consumption reduces your operating costs and protects you from future increases in energy prices.

Better investment

An energy-efficient home is number three of the top ten desired features for home buyers and offers better value than typical resale homes. Better built homes will also last longer, increasing your resale value.

Healthier living

The use of heat or energy recovery ventilators is a typical feature of high-performance homes to manage fresh air in your living space. A very important feature for anyone dealing with allergies and respiratory issues.

Better comfort

A building envelope that is more airtight and better insulated helps you stay warmer in the winter and cooler in the summer, without having to constantly adjust the temperature. You are also protected from exterior noise, as are your neighbours from you!

Reduced environmental impact

Energy-efficient homes use less energy, which means less greenhouse gases and negative impacts on the environment and climate change.

BC Building Codes were created to ensure the safety of buildings, so they don't fall down on top of you and meet minimum standards of livability. But over time, these codes have evolved, so that new buildings must now also meet our new standards of efficiency and environmental protection. As a homeowner, it makes great sense to understand the various levels of building materials and processes available, along with the associated benefits and costs, to ensure you are making the right building decisions for your family, in what is probably one of the larger investments in your lifetime.

The BC Government introduced the Step Code in 2018, as an optional compliance path to the Building Code, to set a path for BC to meet its goal for all new buildings to be Net-Zero Energy Ready by 2032. Step One represents the basic BC Building Code, with Step Five representing Net Zero Ready - a home that can generate the same or more amount of energy used by its occupants, rendering its energy consumption effectively neutral.

In 2022, Step Code 3 will be the new baseline when building new homes in BC. Looking forward ten years to 2032, and beyond, there are many benefits to be realized from building and or renovating homes to a higher



Talking with HAVAN member Nick Bray of Nick Bray Architecture, a passive home has the potential to use up to 90 per cent less energy than a typical house, creating a huge reduction in energy bills. More importantly, the impact on the environment is reduction in CO2 emissions which help to tackle global warming.

Nick explains, "The five principles of higher-performance homes are: insulation, air tightness, high performance glazing (windows), thermal bridge-free construction (eliminating heat transfer in and out of the building's walls) and high-efficiency heat recovery ventilation systems for constant fresh air."

One cannot underestimate the value of working with professional builders, architects, and designers, who have experience in building high-performance homes. Working with experienced professionals, you will gain access to industry knowledge for the best outcomes based on your budget and overall lifestyle goals, plus gain access to skilled trades, trained in installation of high-performance products to ensure the safety and protection of your family and that the product warranties are not compromised.

Doug Langford, HAVAN builder Member and owner of JDL Homes says "High performance homes do not have to be more expensive than a regular home, rather we must learn to re-allocate finances." Doug recommends 'building a home to last a couple of hundred years and leave a legacy,' noting 'interior cosmetic changes are easier to make down the line than upgrading exterior walls and windows.'

It's a good idea to look for professionals who have a portfolio of high-performance homes, and certification with an established association such as the Homebuilders Association, CHBA's Net Zero Ready Program, or Passive House Canada, supported by builder education programs. To learn more about resources for building or renovating high-performance homes, check out www.havan.ca/high-performance-homes.

HAVAN provides both industry and consumer education, and actively liaises with local municipal governments with the focus of meeting Metro Vancouver's housing needs. A not-for-profit association, HAVAN is proudly affiliated with both the provincial CHBA BC, and national CHBA offices.

Photo Credit: Martin Knowles Photo/Media

LOCAL HOME Fall Refresher

by CHELSEA ATCHISON

East Vancouver is easily one of the best areas to find lovely boutique shops with minimalist furniture, handcrafted homewares, and funky design décor for your home.



1

Nothing says Vancouver in the fall like a felted lifelike crow! Add some mystery and fall festivity to your home. Approximately five inches tall, each unique, made to order. Handmade in Vancouver by Warm + Drift.

CROW by Warm + Drift \$135 find at nineteenten.ca

2

LIGHT UP YOUR SPACE

Smart minimalism defines the Lucille bringing a compact design approach to standard floor lighting.



Lucille FLOOR LAMP – Nuevo Living \$215 find at nineteenten.ca

4

EARTHY STONEWARE

Gharyan Stoneware is designed in Montreal and made by expert craftsmen in the beautiful Cap Bon peninsula of Tunisia, an area steeped in the deeply ancient tradition of pottery. Sustainable + fair trade.



5

CHANGE UP YOUR TEXTILES FOR FALL AND WINTER

Tafui designs and produces environmentally responsible home products. Inspired from movement of fallen leaves and bits of broken branches that make ripples in the cold water, these pillows would be an inspiring and beautiful additional for any area of the home.

CUSHIONS by Tafui \$170 - \$190 find at shop.vanspecial.com



3

GET ORGANIZED!

More than just hooks Beautifully designed Muuto dots hook are an interesting take on the traditional wall/coat hook. Use these in your hallways, bedrooms, kitchens as well as workplace areas.

DOTS Wood \$37-\$65 find at shop.vanspecial.com

