



# TOWN OF CANMORE GREEN BUILDING POLICY

EFFECTIVE DATE: September 1, 2007

ADOPTED BY RESOLUTION #: 337 - 2007

POLICY TITLE: Green Building Policy

## PURPOSE:

The purpose of the Green Building Policy is to allow development to occur in a manner that is consistent with Town objectives to move toward more sustainable development.

Buildings built with current green design principles have a number of benefits: they use less energy and water, generate fewer greenhouse gasses and other pollutants, use materials sensibly, and produce less waste. Typically these buildings result in a higher quality product that maximizes an owner's return on investment, often cost less to operate, are more readily adaptable to new uses, are healthier for their occupants and have longer economic lives.

## GUIDING PRINCIPLES:

**Flexibility** How the requirements are met should enable choices be made by the builder/developer and not strict requirements of what specifically needs to be done in all cases.

**Fairness** Any requirements for building more efficient homes must apply to all builders from the biggest developers to individuals building a home themselves.

**Consistency of quality and compliance** Verification for quality of construction needs to be ensured so that all builders are held to an equal standard.

**Timing** This policy is intended to not add significantly to the permitting and inspection process. Occupancy certification will not be held up by the certification or compliance testing requirements of this policy.

## POLICY:

The Green Building Policy shall require Applicants seeking a Development and/or Building Permit to meet one of the following criteria:

### Third Party Certification

- Built Green™ Certification (minimum bronze standard) (residential development);
- LEED certification (Commercial or Residential);
- R2000 certification;
- Other third party certification to the satisfaction of the Town of Canmore; or

### Town of Canmore Procedure

- Town of Canmore Green Building checklist – minimum requirements consistent with Built Green™ bronze.

Where a Development Permit is required, the conditions of approval shall require compliance with the Green Building Policy, and where applicable this condition shall form part of the Development Agreement. Applicants for a Development and/or Building Permit shall submit either notification that third party certification will be obtained, or a completed Town of Canmore checklist for review and approval. In the case of third party certification, once construction is complete, the Applicant shall submit a copy of official certification documents. In the case of the Town of Canmore checklist, evidence of completion of requirements shall be submitted (copies of receipts or product numbers).

## **DEFINITIONS:**

“Applicant” refers to any person, builder or other producer of lots or buildings for residential and non-residential use applying for a Building Permit.

“Building Permits” subject to this policy only include new construction. Renovations, additions, or reconstruction are not required to meet Green Building standards.

“Development Agreement” refers to development agreements entered into between the Town and developer for which a Development Permit has been issued.

“Development Permits” for new construction are subject to this policy. Compliance with the Green Building Policy shall be a condition of approval for Development Permits for new construction.

“Green Building” means a development that exceeds standard construction practices in the areas of energy consumption, material use, and water consumption.

“Canmore Green Building Checklist” is a copy of the latest checklist for the relevant Built Green™ scale of development. The Built Green™ Multi-Storey and Residential Tower Pilot checklist, or updated versions of, shall be used for developments larger than five unit row townhouses. Exception may be required given the type of development and shall be at the discretion of the Development Authority.

## **RESPONSIBILITIES:**

### Town of Canmore

The Town of Canmore, shall administer, review and approve Development and Building Permit applications to ensure Applicants meet the requirements identified within the Green Building Procedure.

### Applicant

An Applicant for Development and Building Permits must meet the requirements of the Green Building Policy and Procedure.

## **VISION ALIGNMENT:**

The Town of Canmore Vision (Mining the Future) has identified Sustainability as one of the community’s three Foundational Values. Environmental Stewardship is one of the five Guiding Principles. The policy is also consistent with Systems Conditions #1, #2 and #3 of The Natural Step: less material will be removed from the earth’s crust, less material produced by society, and decreased degradation of natural systems.

## **SCHEDULE ATTACHMENT:**

Schedule ‘A’ : Green Building Procedure.

### **TOWN OF CANMORE**

WHERE THERE IS ANY CONFLICT BETWEEN THE POLICIES ADOPTED BY THE TOWN OF CANMORE AND THE POLICIES SET FORTH IN A COLLECTIVE AGREEMENT ADOPTED BY CUPE LOCAL #37, OR POLICIES SET FORTH IN A STATUTE OF THE PROVINCIAL OR FEDERAL GOVERNMENT, THE COLLECTIVE AGREEMENT OR THE PROVINCIAL OR FEDERAL STATUTE SHALL SUPERCEDE SUCH OTHER POLICIES.

**T.M. Registered Trade Mark**



**TOWN OF CANMORE  
GREEN BUILDING PROCEDURE  
PLAN & FINAL REPORT**

**SCHEDULE 'A'**

**Green Building Policy – Reporting Procedure**

The Town of Canmore shall require all new construction requiring a Building Permit to complete and submit either third party certification acceptable to the Town, or undertake the Town of Canmore procedure as part of the permit application process. Renovations or additions are not required to meet the Green Building requirements. Evidence of third party certification shall be submitted to the Town of Canmore with a Building Permit application and final certification within 60 days of occupancy of the final unit. The following describes the reporting requirements for the Town of Canmore Green Building Procedure:

**Canmore Green Building Procedure**

There are three steps to the Canmore procedure:

1. The applicant shall complete the Green Building Checklist, as amended from time to time, as part of Permit applications. Where a Development Permit is required, initial intent shall be described, with any revisions or additions possible at the Building Permit stage as long as the minimum standards are still met. The checklist will identify which “green initiatives” are proposed to be undertaken. Some of these may be difficult to detail at the time of permit application, and some flexibility may be granted at the time of the final report. The minimum points required in the Canmore Green Building Checklist are: 75.
2. For residential projects up to 6 units in a row townhouse format, the Applicant shall engage the EnerGuide for new houses program as operated by the Federal Government. This involves:
  - a) The EnerGuide for New Houses service starts with an analysis of your new house plans by an EnerGuide for New Houses energy advisor.
  - b) The advisor recommends energy-saving upgrades and works with your builder to develop a report that lists various cost-effective options.
  - c) Your builder then estimates the upgrade work and provides you with a price.
  - d) When construction is done, the EnerGuide advisor verifies the applied energy upgrades and performs a blower door test.
  - e) After the data has been collected, your home receives its EnerGuide for New Houses rating.
  - f) You are provided an official label to display the rating on your home’s furnace or electrical box.

A minimum rating of 72 is required to meet the intent of the Green Building Policy. At the time of this version of the procedure, failing to meet the EnerGuide rating will not have implications for the project

3. A Final Report shall be submitted for review once construction is complete and inspected. The final report should be a copy of the original checklist submitted with the application and should provide detail where the checklist initiatives have been met or any changes.