

I ♥ GREEN LIVING

Greenbury is dedicated to the idea that being green is easy and cost effective.

Diamond



Emerald



Jade



All homes in Greenbury will be evaluated through a three-tiered system and awarded a Green Level of Jade, Emerald, or Diamond.

Every Greenbury home will include the sustainable elements from the Jade Level list. To be awarded Emerald or Diamond Level, you can work with your builder to incorporate criteria from the option credits listed on Greenbury's Green List.

🕒 **JADE LEVEL** – All builders within the neighbourhood will meet the following criteria in all Greenbury homes.

SAVE ENERGY

Efficient Water Heating

- High-efficiency hot-water systems: reduce energy consumption
- U-loop on the hot-water tank: improves circulation of hot water

Efficient Space Heating

- Programmable thermostat: regulates the heating/cooling system automatically
- High-efficiency furnace: reduces energy consumption
- Fireplace fan kit: allows heat generated to transfer into the home more effectively

Efficient Lighting

- LED or fluorescent builder-installed interior and exterior lights (except in bathrooms): use 50% less energy and last up to 10 times longer

Reduce Heat Loss

- Energy Star-rated windows for the climate zone of Spruce Grove
- Seal all sill plates: minimizes air leakage, reducing heating and cooling costs
- Insulated garage: reduces heating cost

SAVE WATER

Low-Flow Fixtures

- Toilets and faucets are reduced-flow to conserve water

Minimize Outdoor Water Use

- Water barrel: allows homeowners to use rainwater for landscaping needs

CLEAN AIR

Efficient Fans & Minimizing Dust

- Energy Star-rated fans: meet standards for efficiency & minimize sound transmission
- Filter on HVAC system: minimizes dust

Pre-Occupancy Air Flush

- Home flushed with fresh air for 48 hours, minimum, prior to occupancy: releases construction contaminants prior to move-in

RESPONSIBLE MATERIALS

Responsible Wood Sources

- Minimum 15% recycled content for doors, exterior window frames, millworks/cabinets, and shelving

Responsible Exterior Materials

- A durable roofing system with minimum 30-year warranty: eliminates the need to replace and repair it often, reducing waste sent to landfill

Responsible Interior Materials

- Use recycled materials, such as paint and finishes, with a minimum of 15% recycled material: reduces demand for new materials

Recycling and Organics Storage

- Recycling and organic-waste areas designed & incorporated within home: promotes and makes recycling and composting easy, thereby reducing waste to landfills

CONSTRUCTION MANAGEMENT

Quality Assurance

- Provide the home buyer with a certificate and list of all green building features
- Provide manufacturer's information to the homeowner on all major systems installed

Minimize Construction Waste

- Mandatory builders' participation in a construction waste management program requiring that waste is diverted away from landfills
- Mandatory builders' use of recycled or reused wood, metal, or engineered durable form systems for foundation walls



Diamond Level homes require **eight or more** credits.



Emerald Level homes require **five to seven** option credits.



All homes in Greenbury are Jade Level.



Work with your builder to achieve Emerald or Diamond Level by including these option credits in your new home:

Optional Criteria to achieve Emerald and Diamond Level

SAVE ENERGY

Energy-Conscious Design—Possible 2 Credits

- Obtain an *EnerGuide* for New Houses rating of a minimum of **75** for 1 credit, or **80** for 2 credits

High-Performance Appliances—1 Credit

- Ensure all appliances are Energy Star-rated

Renewable Energy Solar-Ready Home—1 Credit

- Ensure there is an unobstructed 4 m x 3 m area on a south-facing roof surface for optimal sun exposure to incorporate future solar energy systems

Renewable Energy—2 Credits

- Install an alternative energy system that can be demonstrated to displace a minimum of 5% of your baseline energy use

Optimized Energy—3 Credits

- Install passive solar design shading devices in your home. Horizontal and/or vertical exterior shading devices for glazing (excluding interior blinds)
- Obtain *EnerGuide* for New Houses rating of **83**

SAVE WATER

High-Efficiency Fixtures—1 Credit

- Install single- or dual-flush toilet
- Install low-flow showers

CLEAN AIR

Fresh Air Supply—1 Credit

- Ensure bathroom ventilators vent directly to the outside
- Install passive heat recovery ventilator (HRV) which exhausts humid, stale, polluted air out of the home, and draws fresh outdoor air in

Advanced Air Supply—1 Credit

- Install HEPA filtration system in conjunction with HVAC system
- Install thermostat that indicates the need for the air filter to be changed or cleaned
- Vent must be installed at the back of the property

HEALTHY HOME

Reduce Harmful Chemicals—1 Credit

- Use only low-formaldehyde composite wood products and laminate adhesives
- Use only wood or laminate that is factory finished
- Use low- or no-VOC alternatives to vinyl flooring, which can affect air quality

Minimize Trapped Pollutants—1 Credit

- Use only hardwood or ceramic in main living areas

Low-VOC Paints and Finishes—1 Credit

- Use only water-based paints on all millwork, and low-VOC paints on interiors

Healthy Carpet—1 Credit

- If carpet is installed, use only Carpet and Rug Institute; labelled carpet, underlay, and adhesive ensure it is a minimum of 50% recycled content
- Use only natural or 90% recycled content carpet pad made from textile, carpet cushion, or tire waste
- Ensure no carpet is installed in bathrooms, as this moisture-rich area promotes mould growth

RESPONSIBLE MATERIALS

Responsible Interiors—1 Credit

- Use dimensional lumber and materials for doors, window frames, millwork/cabinets, and shelving from FSC-certified sources, which ensures products are sustainably harvested
- Use only local natural stone, reducing carbon emissions associated with shipping

Advanced Framing—1 Credit

- This framing technique reduces the amount of framing material required, and reduces heat loss potential in the home

Responsible Exterior Materials—1 Credit

- All concrete, roofing, insulation, siding, and deck materials made from sustainable sources and/or have a minimum content of recycled materials

ACCESSIBLE HOME—1 Credit

- Ensure that your home is not only wheelchair accessible, but also convenient and comfortable for those with limited abilities

ADVANCED SITE FEATURES—1 Credit

- Install motion detectors for exterior lights, permeable patio, and plant vegetation that provides passive solar shading

TOTAL POSSIBLE: 21 CREDITS

ACRONYMS

VOC = Volatile Organic Compound FSC = Forest Stewardship Council

DISCLAIMER: Refer to the Greenbury Green List in full for all details, requirements, and specifications available from builders. Beaverbrook Pioneer Ltd., their servants, agents, contractors, and appointees shall not be held responsible or liable for the accuracy, enforcement, or compliance with the Greenbury Green List to any owner, purchaser and/or builder within the subdivision. Conformity with these requirements does not supersede building and construction requirements as set out by the City of Spruce Grove, the Alberta Building Code, or any other applicable government regulations.