

# INSIDE THE STEP 3 HOME

Projects that point to the future of B.C. home performance

## CASE STUDY: Westside Park Residence, Invermere

*We will not build a house that is simply 'code compliant.' It's not worth it for anyone – it doesn't deliver comfort or cost efficiency, it doesn't deliver any benefits. It's little more than a roof overhead.*

*- Paul Denchuk, builder*



**Project size:**  
1,536 square feet  
**Build cost:**  
\$308,800 or \$201/sq ft.  
**Climate zone 5**

**Less than 1% above**

cost to build to the existing energy efficiency requirements of the BC Building Code

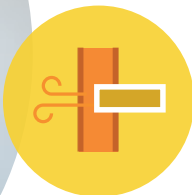
*This single-family starter home fits right in alongside its neighbors in a small-town subdivision. The place exceeds the requirements of Step 3, yet cost roughly the same to build as a house built to existing code requirements.*

Two of the many strategies used to boost performance include:



### THINK ABOUT DOORS & WINDOWS

Denchuk and Hamstead limited the use of glass on the home's north side, and selected **triple-pane, Low E, argon-purged windows**. To control costs, the duo didn't go super high-end.



### MINIMIZE THERMAL BRIDGES

Denchuk **offset the exterior wall studs by 3.5 inches**, creating an "air gap" that he filled with continuous fiberglass batts. Further, ceiling and floor joists do not run all the way out to exterior walls.

