INSIDE THE STEP 3 HOME
Projects that point to the future of B.C. home performance

CASE STUDY: Autumn Place Residence, Whistler

Readily-available materials – including rigid insulation panels and plenty of tape – helped land this three-bedroom ski-town aerie at Step 3.

Two of the many strategies used to boost performance include:

**BOOST INSULATION**
The crew fastened a new type of graphite expanded polystyrene insulation board to the underside of the roof trusses. The tiny graphite particles reflect heat and lower thermal conductivity. Workers filled the truss cavities with blown-in fiberglass.

**SEAL IT UP**
Deeks used rigid insulation board and specialty sealing tape, applied carefully to all seams and junctions, to seal up the home. For those counting, it scored 0.8 air changes per hour; a typical code-built home would score a 4 or 5. Spray-foam insulation also helped reduce air leakage.

Floor-to-ceiling windows may give more curb appeal, but you don’t see anything through the bottom two feet of your glass. They just cost you more money, and make a bigger hole in your house.
- Bob Deeks, builder

Project size:
2,198 square feet
Build cost:
$1.3 million, or $591/sq ft.
Climate zone 6

2% above costs to build to the existing energy efficiency requirements of the BC Building Code

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