

# INSIDE THE STEP 3 HOME

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

## CASE STUDY: Maryland Residence, Campbell River



Project size:  
2,525 square feet  
Build cost:  
\$381,564 or \$151/sq ft.  
Climate zone 5

0% above  
cost to build to the  
existing energy efficiency  
requirements of the  
BC Building Code

*This Campbell River four-bedroom home reaches Step 3 for a total cost premium of... zilch. The secret? Everyday materials and a strict attention to detail.*

Two of the many strategies used to boost performance include:

### SEAL IT UP

The crew sealed the house with standard building wrap, taping it to poly plastic sheeting on the underside of the roof trusses, and at the foundation. They also **spray-foamed the boards covering the ends of joists**, and in a zillion other places. Result? An impressive 1 air change per hour. (A Step 3 home must clock in at, or under, 2.5.)

### MIND YOUR MACHINES

A **air-source heat pump** keeps the home cozy through the chilly and damp northern Vancouver Island winters. A tankless on-demand natural gas water heater serves up abundant hot water – and allowed Farren to access a utility incentive.

*I've been given a chance, as a builder, to do my part to make more responsible housing. All the technology is out there, why wouldn't you want to use it?*

*- Todd Farren, builder*